



**COMMERCIAL/OFFICE PREMISES IN A TOWN CENTRE POSITION**

**LEONARD A GIBSON LTD,  
FORE STREET,  
EAST LOOE,  
CORNWALL,  
PL13 1DU**

**£85,000**

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## LOCATION

This property is situated on Fore Street, East Looe. The Guildhall lies immediately opposite with property with the Wishing Well Square adjoining.

The property adjoins the main shopping street within the town.

## DESCRIPTION

The property comprises a ground floor commercial space/office which is located in the heart of the Looe.

## ACCOMMODATION

This briefly comprises (all sizes are approximate):-

### Ground Floor

#### Shared Entrance Hall

Shop (1) – 3.28 x 1.70 (10'8" x 5'6")

Consulting Room – 3.08 x 3.03 (10'1" x 9'9")

#### Hallway

Kitchen – 3.19 x 1.21 (10'5" x 3'10")

#### Cloakroom/wc

Office – 2.26 x 2.05 (7'4" x 6'7")

Shop (2) – 5.31 x 2.56 (17'4" x 8'4") (average)

**OUTSIDE** – No outside space

## SERVICES

We understand that mains water, drainage and electricity are connected to the premises.

## RATEABLE VALUE

£6,000 (VOA 2017 Listing)

## EPC - D

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



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