MAY WHETTER & GROSE

12 FORE STREET,
POLRUAN, PL23 1PQ
GUIDE PRICE £195,000









AN OPPORTUNITY TO BUY A MIXED USE PROPERTY IN THIS SOUGHT AFTER WATERSIDE VILLAGE. COMMERCIAL PREMISES ON GROUND FLOOR AND LIVING ACCOMMODATION ABOVE.







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Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk











12 Fore Street, Polruan, Polruan, PL23 1PQ

The Location
Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea room, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

The Property
A mixed use building, previously used as a butchers and more recently used as a bakery and tea room. In need of modernisation but an ideal property for someone looking for a commercial premises with studio living accommodation over.

Accommodation
From Fore Street, the door opens to the shop, with large window and window shelf. Partly tiled walls and solid floor with a spiral staircase to one corner.

Two steps lead up to the commercial kitchen area to the rear of the building with painted walls and solid floor. There is an assortment of stainless steel kitchen equipment, 2 sinks, extractor fan and 2 ovens. (please note the kitchen equipment has not been checked to be in working order).

The spiral staircase leads up to the first floor landing with wooden floor and a stable door leads out to the rear courtyard with space for table and chairs. There is a storage unit with slated shelves and cupboard under. Hatch to loft space.

A door opens to the shower room with shower cubicle, WC and wash basin, tiled floor. A further door opens to the open plan living space with fitted kitchen with base units, space for fridge and inset oven (not tested).

There are two sash style windows to the front elevation with small window seats and feature fireplace to one wall.

EPC Rating - Commercial B
For use as Restuarant or cafe/ takeaway. Class E.

Council Tax Band - Business Rates

Viewing
Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Services
None of the services, systems or appliances at the property have been tested by the Agents. Mains water and electricity.