



**Description**

A deceptively spacious freehold licensed premises of circa 215 square metres requiring refurbishment, set in the heart of the fishing village of Polperro, having in the past traded as a restaurant, pizzeria and as a hotel with additional owners accommodation. The main accommodation is set over three storeys, with an additional loft room and a cliff top garden area accessed via external steps from the top floor. This versatile property would lend itself to a variety of configurations and uses of the existing accommodation, subject to any requisite consents, with perhaps the potential for conversion into residential apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

**Situated**

The traditional fishing village of Polperro is a popular tourist destination steeped in history, retaining its original character and a working harbour, offering a range of bespoke shops, cafes and public houses, with further facilities and amenities available at Looe circa 3 miles.

**Ground Floor**

External steps leading up to the entrance hall, restaurant and bar, commercial kitchen with access to the side alleyway, prep/storage area.

**First Floor**

Lounge/kitchen/diner, two double bedrooms, bathroom with fire escape to ground floor level, store room and WC.

**Second Floor**

Landing area with access to external steps leading up to the elevated garden, sitting room, double bedroom and shower room.

**Third Floor**

Dual aspect loft room with sleeping platform.



**Viewings**

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

**VOA Rating**

£5,400

**EPC Rating**

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**Note**

Part of the restaurant dining area forms a small flying freehold over part of a street level commercial premises below. The Mermaid Hotel & Pizzeria have ceased trading but still remain licensed premises. Muncie testing has been carried out on the property, with two samples being classified as Grade B. Cash buyers only.