



# GARAGES AT LOE BAR ROAD, PORTHLEVEN



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## PORTHLEVEN

### CORNWALL, TR13 9ER

- FREEHOLD COMMERCIAL LAND, PORTHLEVEN
- 0.6 ACRE SITE WITH 26 GARAGES, LARGE GRAVEL YARD
- UP-AND-OVER DOORS, BLOCK WALLS, MONOPITCH ROOFS
- PARTIALLY INCOME PRODUCING
- POTENTIAL DEVELOPMENT SITE SUBJECT TO CONSENTS
- CLOSE TO TOWN CENTRE & POPULAR RESIDENTIAL AREAS
- A SHORT DISTANCE FROM PORTHLEVEN BEACH
- IDEAL INVESTMENT OR POTENTIAL DEVELOPMENT
- FREEHOLD SUBJECT TO EXISTING GARAGE LETS



**FREEHOLD GUIDE PRICE £300,000**

## LOCATION

The property is located in Porthleven, a historic fishing port on the south Cornish coast, about three miles south of Helston, 15 miles east of Penzance, and 27 miles from Truro. Porthleven, with a population of just over 3,000, is a popular tourist destination known for its picturesque harbour, surrounding coastline and beaches, as well as its many restaurants, bars, and pubs. The town has a small commercial centre with various businesses, including gift shops, cafes, and takeaways, serving both locals and visitors. The property is on Loe Bar Road, offering easy access to the town centre, Porthleven Beach, and scenic coastal paths.

## DESCRIPTION

The premises consist of 25 lock-up domestic garages, arranged in a U-shape, plus a double garage, all accessed via a gravel-covered yard. Each garage is approximately 2.6 metres wide by 5.2 metres deep, featuring concrete block walls, floors, a mono-pitched, corrugated cement fibre roof, and metal up-and-over entrance doors.

The property offers a rare opportunity to acquire a 0.6 acre site in the popular coastal town of Porthleven offering a number of domestic garage with spacious yard area.

A number of the garages are let on a monthly basis at rents of £30 to £45 per month with scope to increase the current income received of £670 per month.

The site offers potential development subject to any required consents.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

Not applicable

## VAT

We are advised that VAT is not applicable, all figures are quoted ex VAT

## BUSINESS RATES

To be confirmed.



Please note larger garage to the north west of the site is not shown. Not to scale

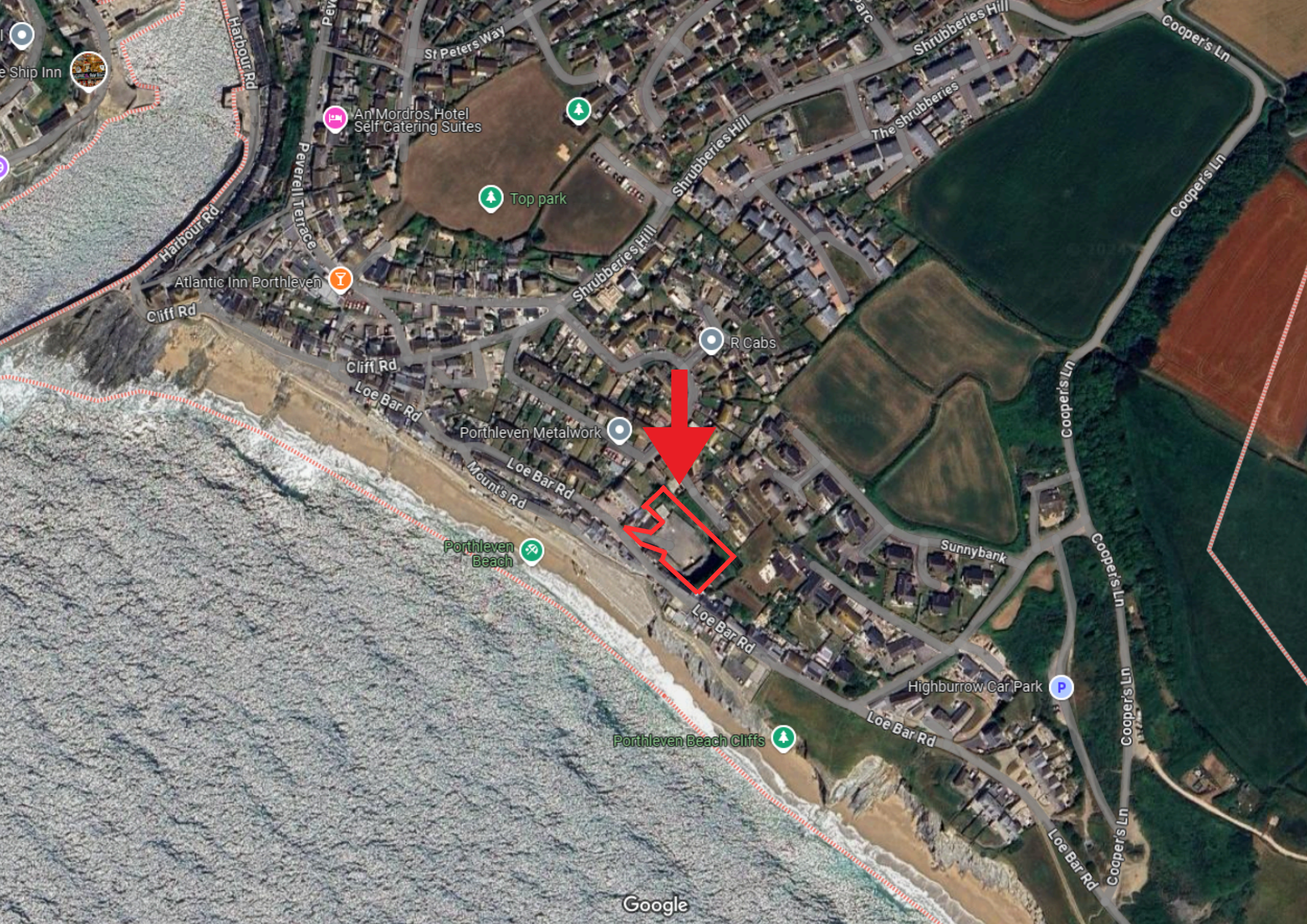
## VIEWING/FURTHER INFORMATION

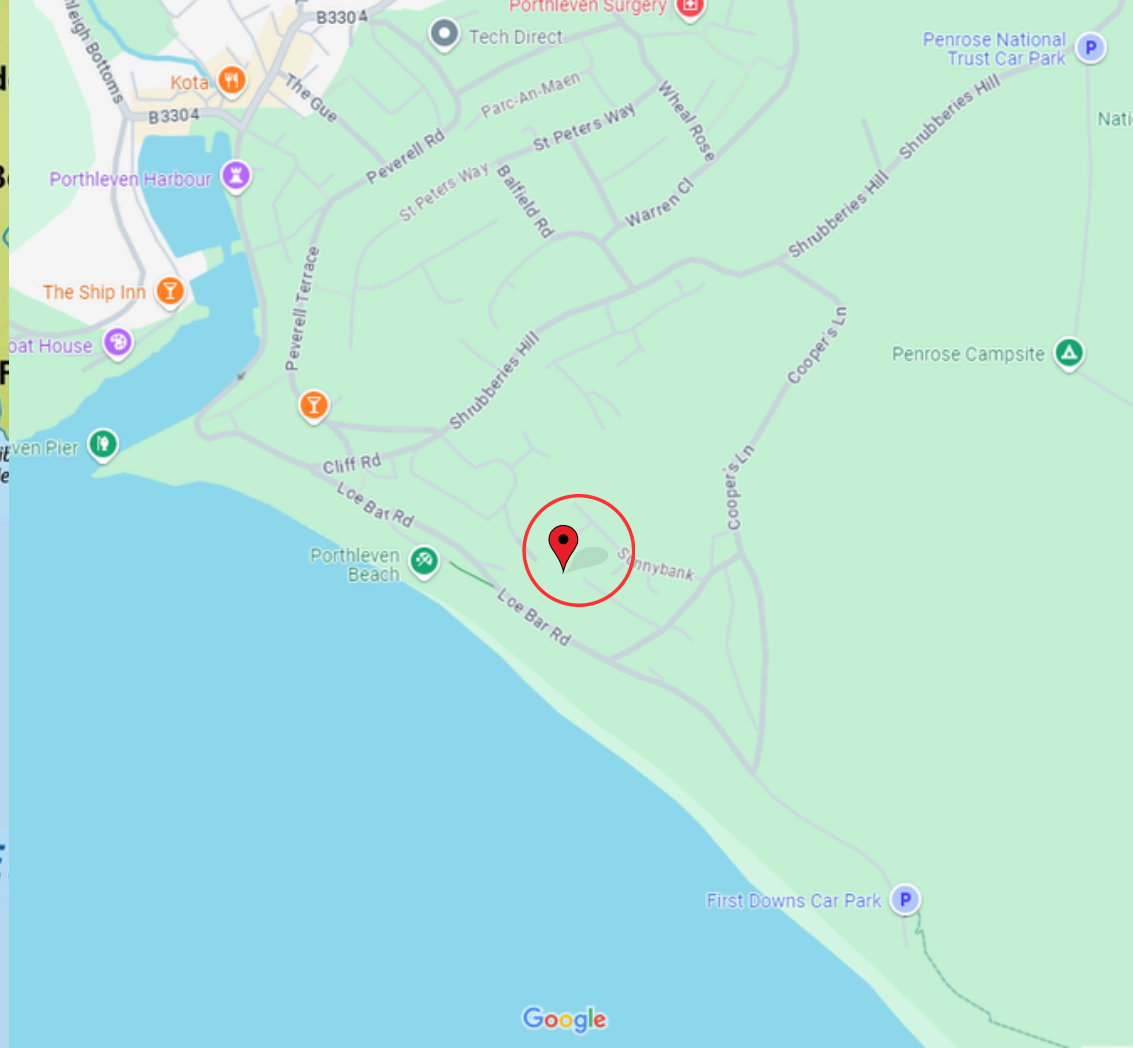
Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :** Barney Peters  
**TEL :** 01872 277397  
**EMAIL:** barney@sbcproperty.com







## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 277397

T: 01872 245802

E: [Barney@sbcproperty.com](mailto:Barney@sbcproperty.com)

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