



JOHN YARLEY'S FOOD STORE

POST OFFICE

Fishers Row Club

Fishing Tackle & Bait Sold Here

BEST PRICE

ROCK HOUSE POLPERRO



ROCK HOUSE

FORE STREET

POLPERRO CORNWALL

PL13 2QR

- First time on the market in 38 years
- Former Coaching Inn Built c 1750s
- A longstanding family-operated establishment
- A remarkable chance to reside in the heart of Polperro
- A unique prospect to own a substantial property on Polperro's iconic Fore Street
- Offers promising avenues for future development and investment
- Features two storefronts with sub letting potential
- Spacious living with 4 bedrooms, 2 bathrooms, generous kitchen, 2 living areas, and an office
- Expansive garden area with breathtaking vistas

FREEHOLD - £749,000





LOCATION

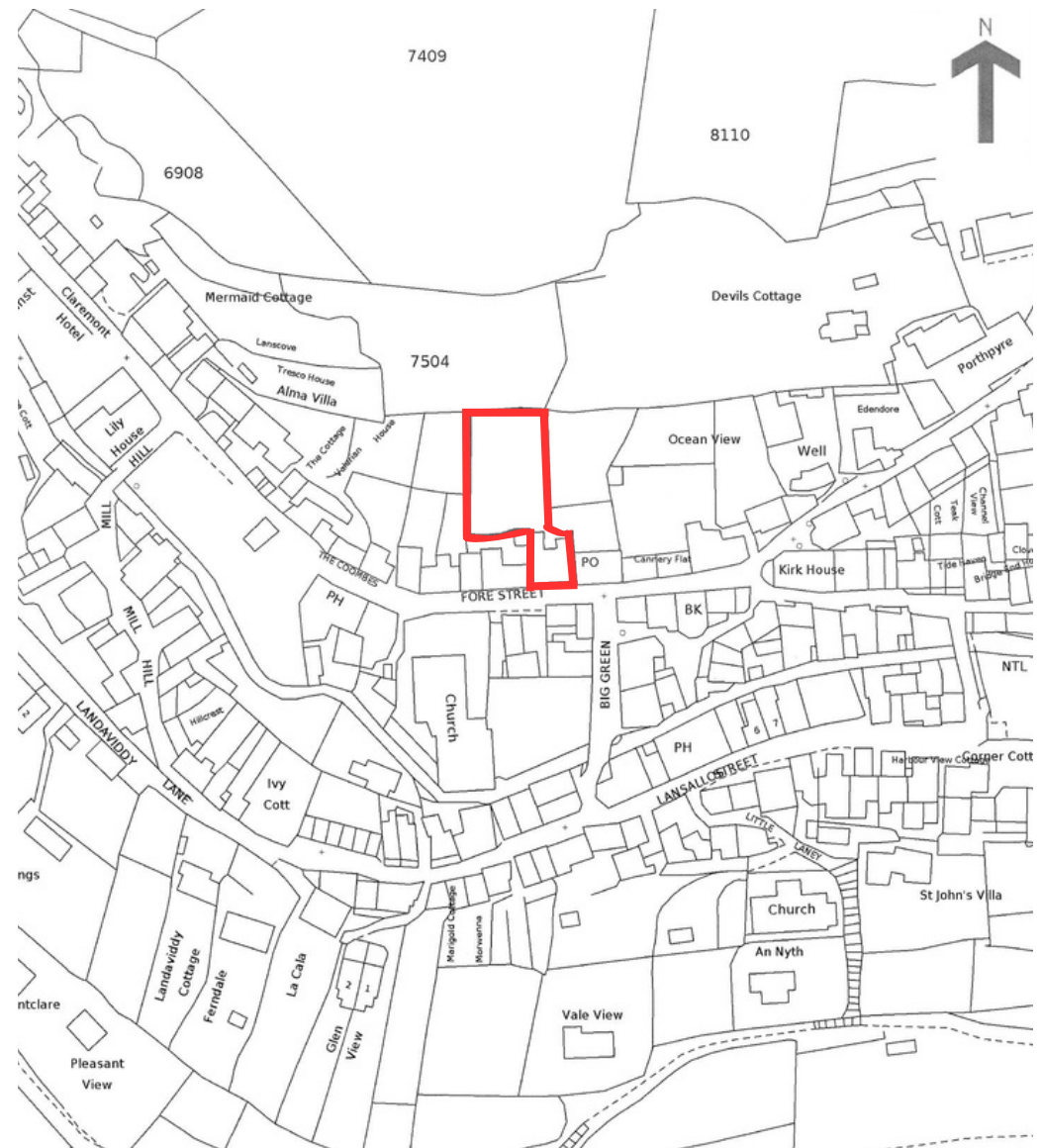
Rock House (formerly the Ship Inn) situated along Fore Street in Polperro benefits from substantial foot traffic as it lies amidst the charming pathway connecting the picturesque harbour to the primary car park. Polperro, renowned for its scenic beauty and rich maritime heritage, serves as a gateway to the South West Coast Path. This renowned trail offers hikers breathtaking views, stretching from Talland Bay in the east to three expansive beaches leading toward Fowey in the west. Nestled within this idyllic setting, Polperro stands out as one of Cornwall's most cherished tourist destinations. Located just four miles west of the neighbouring town of Looe and 25 miles west of the City of Plymouth, this quaint fishing village captivates visitors with its historic charm and stunning coastal scenery.

DESCRIPTION

The property's location is enviable within the heart of the village and adjacent to the post office, which should generate strong levels of interest, particularly given the retail frontage, substantial accommodation and garden areas.

Rock House enjoys the advantages of having two retail shops, one currently operating as a convenience store, and the other presently vacant but formerly utilised for DIY sales, previously let at £9,000 PA. The property spans three floors and features a sizable garden at the rear, offering views of the sea and harbour. With four bedrooms, two bathrooms, a generously sized kitchen, a living area, and two additional rooms downstairs—one serving as an office and the other for storage—this property offers ample space and versatility.

The property features a spacious garden with a site area of approximately 1/3 acre, presenting an opportunity for potential expansion of the house. It provides buyers with a range of options for future utilisation. These possibilities encompass owner occupation or investment ventures, capitalising on the adaptable space and income potential. This income could be generated through various means such as holiday rentals, secondary income from subletting the shop, assured shorthold tenancies (AST), and potential future development, including utilising the attic space with historical planning consent for conversion.



THE BUSINESS

The current owner self runs the shop 6 days a week, Mon - Sat 9-5. The business has a healthy turnover which could be developed further with an additional evening trade in the main season. Account details are available upon request. The shop acts as one of the only two convenience shops in the village, which provides constant influx of customers from tourists to locals all year round, and is licensed.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale. An inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

EPC

EPC Rating of **B**

Under Certificate Reference Number - **9106-6422-3293-1947-4417**

ACCOUNTS

Financial information will be available for seriously interested parties on a confidential basis, upon request.

BUSINESS RATES

Vacant Rock House -

Current rateable value (1 April 2023 to present) £5,200

Right hand Rock House -

Current rateable value (1 April 2023 to present) £7,400

Qualifying occupants may benefit from small rate relief and we would advise all interested parties to make enquires with Cornwall Council on potential business rate savings.

PRICE

£749,000 plus SAV.

VAT

Not applicable.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Carl Jenkin

TEL : 01872 277397

EMAIL: Carl@sbcproperty.com

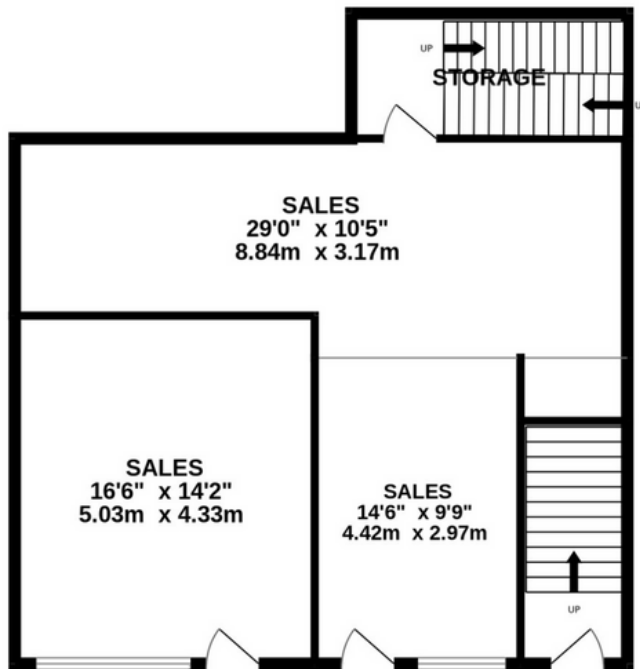
FAO : Francesca Williams

EMAIL : francesca@sbcproperty.com

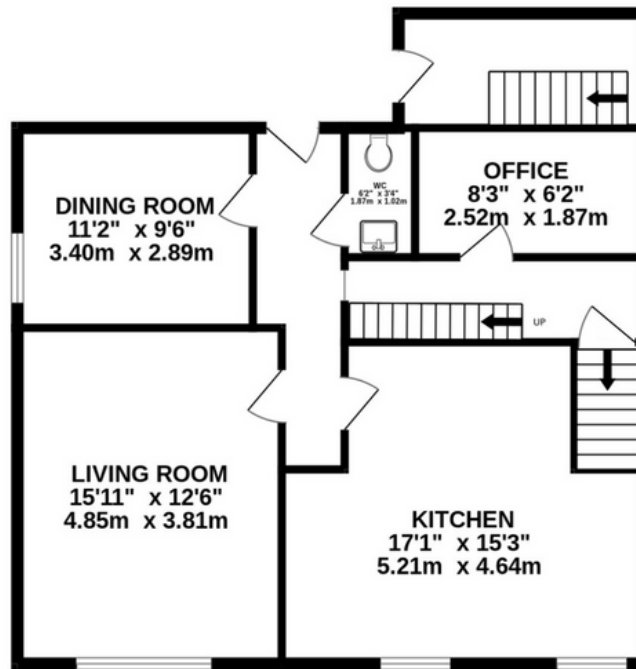
The sale of any going concern business is confidential, therefore we would ask that you do not make any direct approaches to vendors or their staff. All viewing appointments are made through our office.

FLOOR PLAN

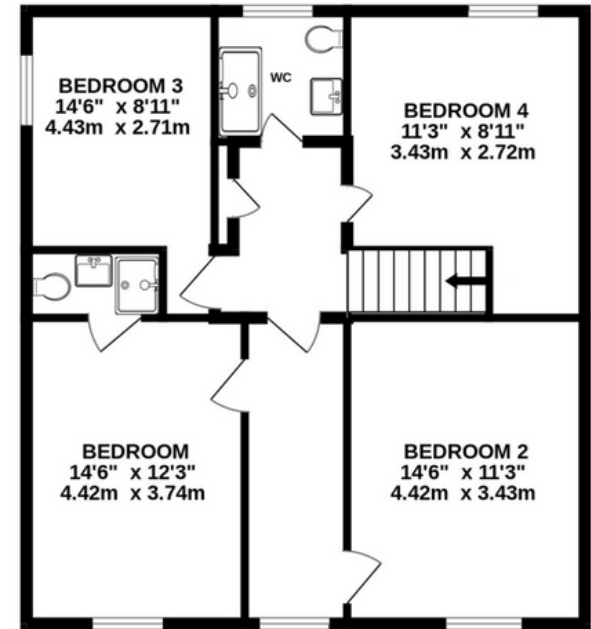
Ground Floor



First Floor



Second Floor



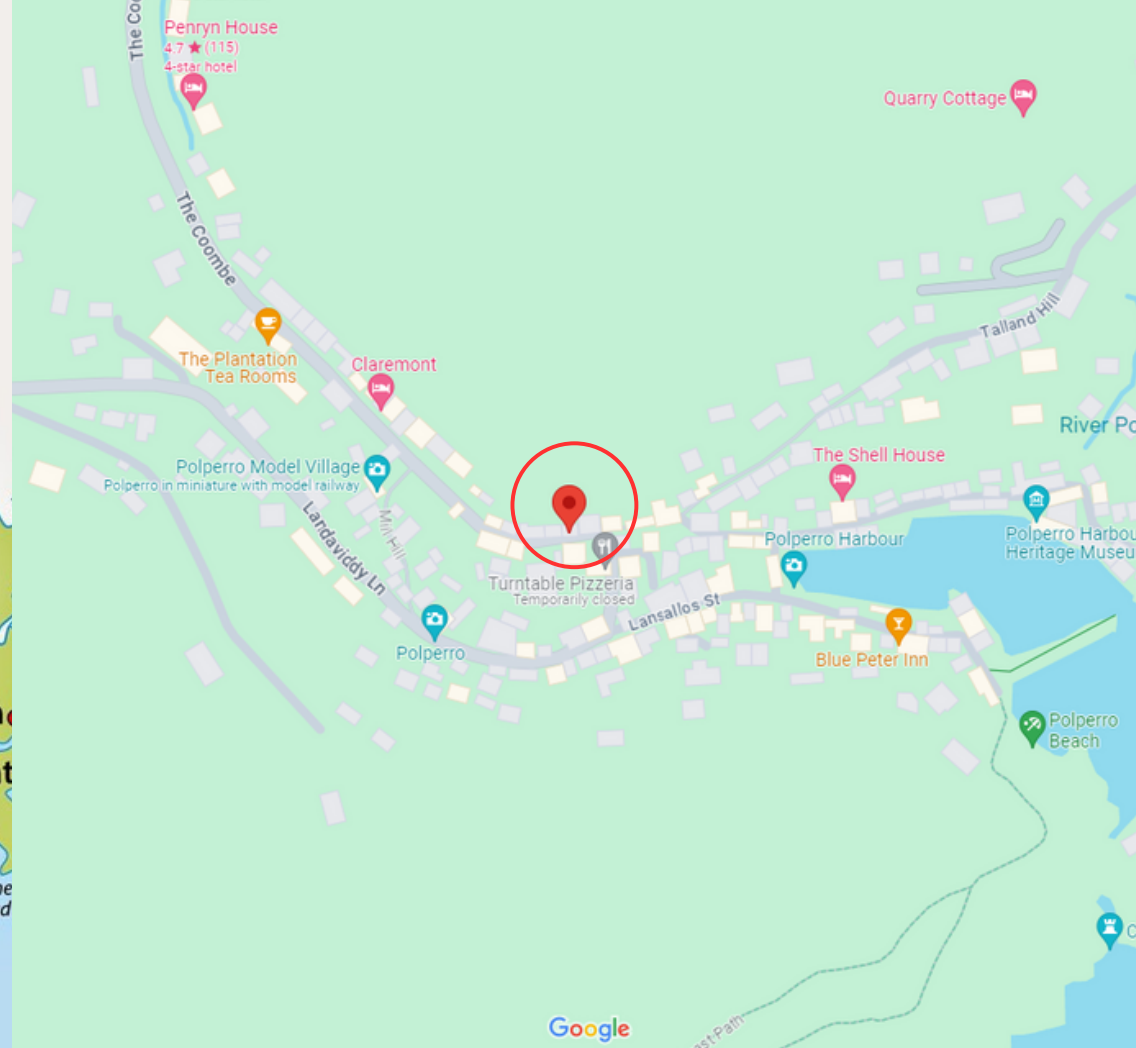
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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(Areas are approximate)







CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

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