



**Fore Street**  
**East Looe, Looe, Cornwall**  
Asking Price £550,000



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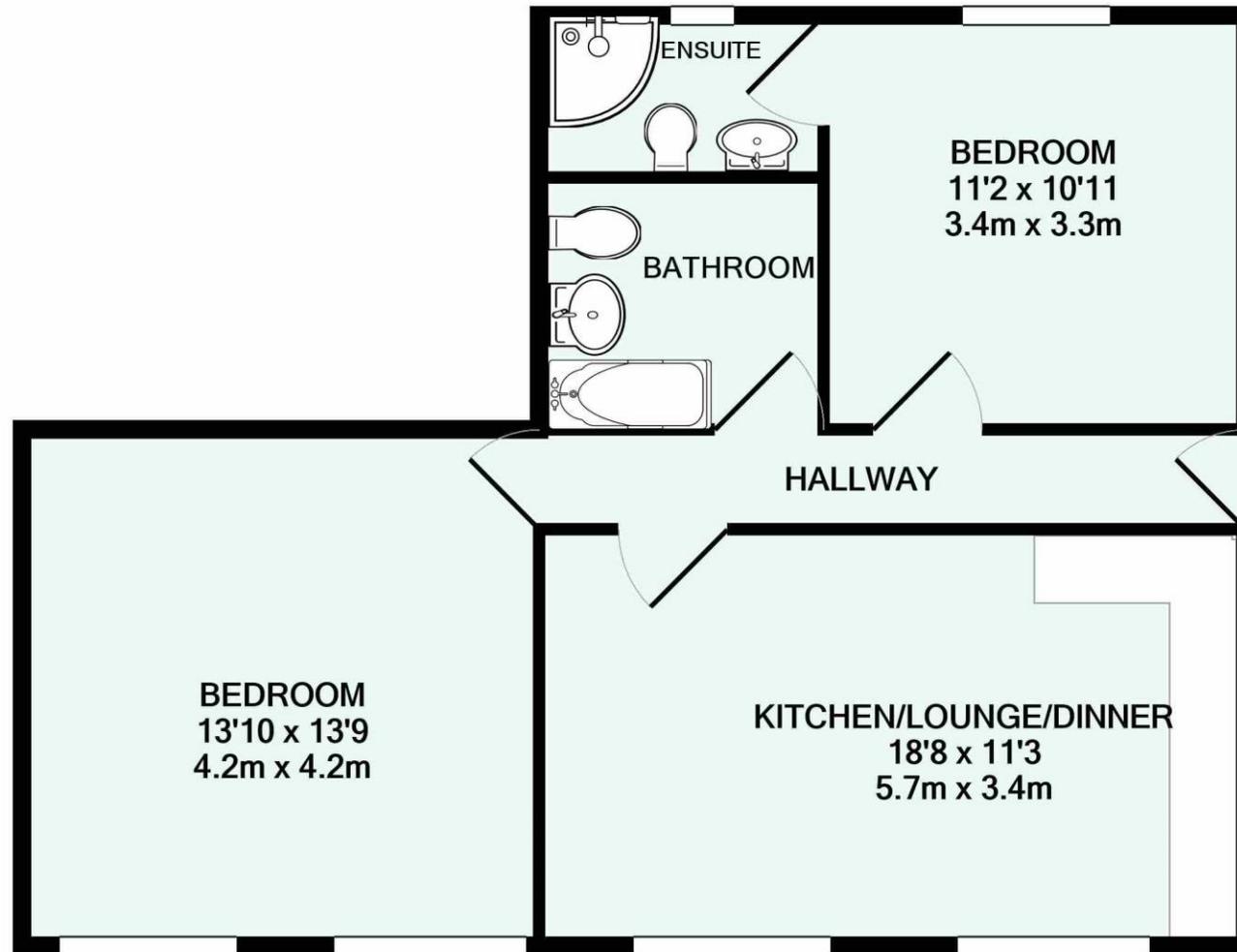


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## DESCRIPTION

An exciting opportunity to purchase a substantial Freehold building located in a prominent position in East Looe. This property comprises two shops, that are currently leased out creating a combined income of £24,000 per annum. There are three flats above, one of which is currently let out on a AST with the other two offering great potential.

Flat 1 is a well presented two bedroom, two bathroom unit that currently generates a yearly income of £7,200. The other two flats offer great potential, so with some improvement works could also be turned into great letting units and could offer the space to be a delightful main residence. This building is perfect for those looking for an investment property, if the two flats were renovated to a lettable standard, together with flat 1 and two shops the building could generate a yearly income of just over £40,000, which would create a rental yield of 7.5%. To the rear of the building there is also an overgrown garden that backs onto Shutta Road.

## LOCATION

The property is situated on Fore Street, which is the main retailing area of the town. Looe is a quaint harbour town and fishing port in South East Cornwall. Its prominent and highly visible location gives easy access to the many visiting tourists and enjoys stunning views across the estuary. Looe is 20 miles west of Plymouth and eight miles south of Liskeard, divided in two by the River Looe. The town is bustling all year round and benefits from great transport links.

## DIRECTIONS

The building can be located on Fore Street, opposite the Harbour Car Park.





## VIEWING INFORMATION

Viewing by appointment with the Agents;

### Bradleys Estate Agents

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### Property Fact Sheet Ref:

LOE170078.1 (09/12/2020-KR)

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