

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£280,000**

37 Fore Street, East Looe, Looe, Cornwall, PL13 1AD

1,966 Sq Ft  
(182.6 Sq M)

# Summary

- Retail investment opportunity
- Let to Cancer Research UK on a new 5 year lease
- Popular tourist destination
- Rental income of £24,500 pa
- NIY – 8.49%

## Location:

Looe is a picturesque coastal town in south east Cornwall, located approximately 20 miles west of Plymouth and around 7 miles south of Liskeard. The neighbouring communities of East and West Looe sit on either side of the River Looe, connected by a historic harbour setting.

With origins as a fishing port and market town, East Looe expanded further during the 18th and 19th centuries, supported by quayside trade and the export of mineral ores from nearby mines. Today, the town centre retains much of its medieval street layout, characterised by narrow lanes and an attractive mix of 17th, 18th and 19th century buildings. Many provide ground-floor retail and hospitality uses, with residential accommodation above.

Looe's economy is now strongly driven by tourism, which has grown significantly in recent years. The town has a resident population of approximately 5,400, with the majority living in East Looe.

## Description:

Well presented period freehold retail premises in a prominent location on Fore Street, benefitting from

strong footfall and visibility. The property provides ground floor retail accommodation with an office and rear store, together with additional ancillary/storage space over the first and second floors, including staff welfare facilities. The upper floors are accessed via both front and rear staircases. To the rear, the store opens onto a small courtyard, and a further side access door provides convenient loading access.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground floor	90.74	977
First floor	67.26	724
Second floor	24.60	265
ITZA	63.08	679
<b>Total</b>	<b>182.60</b>	<b>1,966</b>

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (119).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £22,500, therefore making the approximate Rates Payable £8,595 per annum for 2026/27.

## Terms:

The freehold of the property is available, subject to and with the benefit of the current tenancy, at an asking price of £280,000 which reflects a net initial yield of 8.49%, allowing for purchasers costs of 3.05%.

The property is currently let to Cancer Research UK on a 5 year lease commencing 25<sup>th</sup> March 2026 at an annual rent of £24,500 pax. There is a tenant break clause on 25<sup>th</sup> March 2029 subject to 6 months prior notice and a break premium of £6,125 + VAT.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

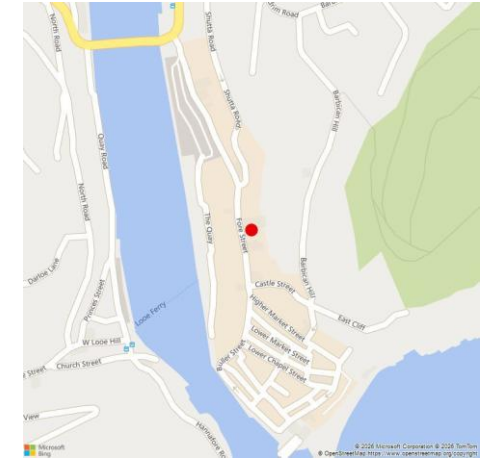
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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