

SUITE 21, ATLAS HOUSE
WEST DEVON BUSINESS PARK
TAVISTOCK, DEVON, PL19 9DP



CHARTERED SURVEYORS
COMMERCIAL PROPERTY
PLANNING & DEVELOPMENT
CONSULTANTS

REF: S/132 - DETAILS PREPARED 17.03.2017

FOR SALE/TO LET

SHOP PREMISES

2, HIGH STREET

LAUNCESTON

CORNWALL

PL15 8ER



PHOTO TAKEN JULY 2010

- 96.2 SQ.M (1,036 SQ.FT.)
- PROMINENT CENTRAL LOCATION
- CLOSE TO NATIONAL MULTIPLES

01822 611311
www.simonpowell.co.uk



LOCATION

The premises are located fronting High Street in a good position in Launceston Town Centre. Nearby occupiers include Superdrug, M&Co and WH Smith.

DESCRIPTION

The premises comprise a self contained ground floor shop unit of traditional construction with a wide frontage and large window display area providing excellent prominence as well as good natural light into the main shop area. There is also a basement storage area. The premises are currently undergoing some refurbishment to include a new kitchen, toilet and staff area.

ACCOMMODATION (All sizes are approximate)

Ground Floor Shop 96.2 sq.m. (1,036 sq.ft.) ITZA 739 sq.ft. plus
Basement Storage 42.4 sq.m. (456 sq.ft.).
Net Frontage 8.1m (26'6")

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band D - Rating 82
Please ask for more information.

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity. Gas could be made available if required.

PLANNING

It is understood that the premises have consent for use as a shop within Use Class A1 (Shops) and interested parties are advised to contact Cornwall Council on 0300 1234 151

TENURE

The premises are offered Freehold or by way of a new lease on terms to be agreed

PRICE/RENT

£200,000 Freehold or £12,000 per annum

RATES

Rateable Value 2010 - £14,000 – 2017 £14,750
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference - 24020751002000

SERVICE CHARGE

In addition to the rent the tenant will be responsible for a fair proportion of the costs involved in maintenance of the exterior and common areas, buildings insurance, etc.

VAT

The price or rent will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

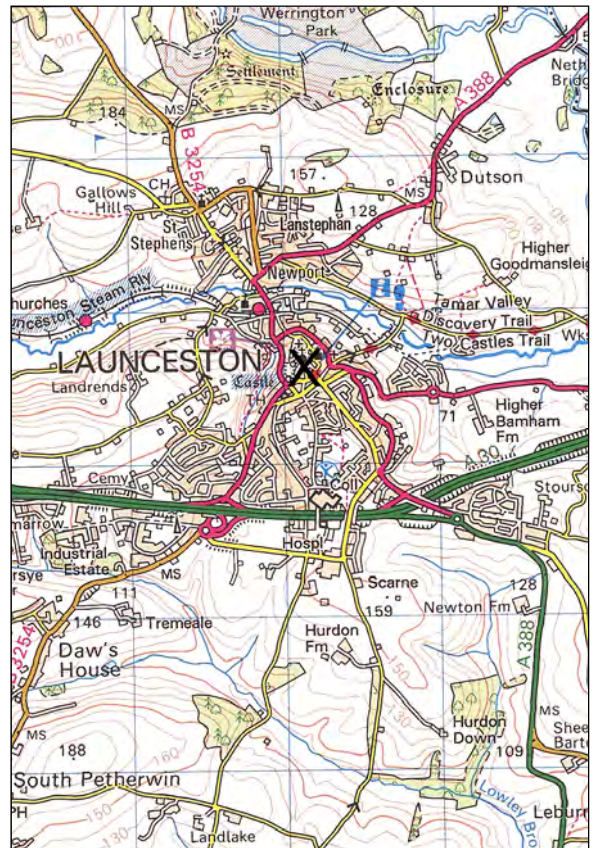
VIEWING

Strictly through the sole agents – **Simon Powell Commercial**
Contact: Simon Powell
T: 01822 611311 E: simon@simonpowell.co.uk

www.simonpowell.co.uk

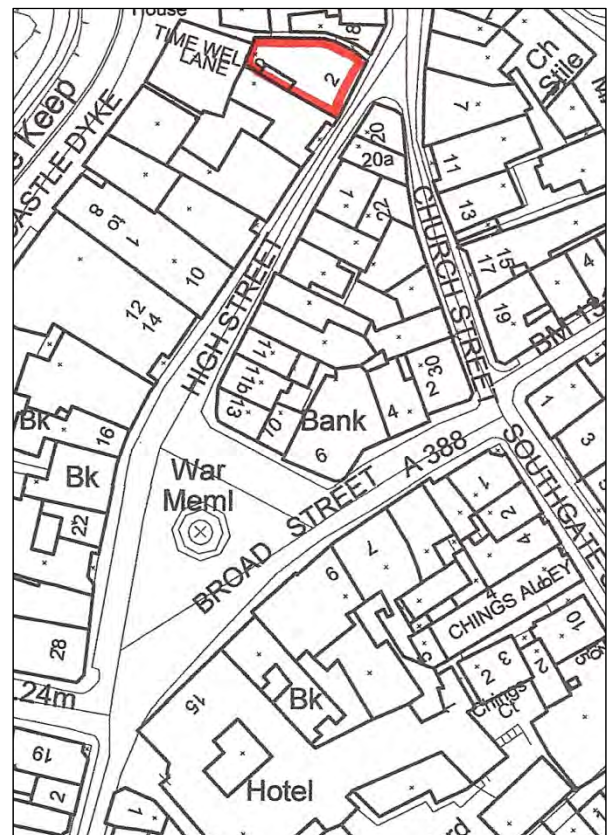
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



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