

REF: TONS/5&6 - DETAILS PREPARED 26.10.2018

# TO LET

## OFFICE PREMISES

UNITS 5&6, THE OLD NATIONAL SCHOOL, ST. THOMAS ROAD

## LAUNCESTON

CORNWALL

PL15 8BU



PHOTO TAKEN MARCH 2011

- 30.7 SQ.M (330 SQ.FT.)
- AMPLE PARKING FACILITIES
- INCLUSIVE RENT
- FLEXIBLE TERMS AVAILABLE

## LOCATION

The premises are located in The Old National School complex just off St Thomas Road (the A388) below the town's historic castle. Launceston Town Centre is within easy walking distance.

## DESCRIPTION

The premises comprise part of The Old National School complex, a three storey detached building of traditional construction. The subject unit comprises part of the first floor and provides two small offices that includes a kitchen unit. The unit benefits from gas central heating. There are shared toilet facilities within the property.

## ACCOMMODATION (All sizes are approximate)

NIA – 30.7 sq.m. (330 sq.ft.)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band E - Rating 105  
Please ask for more information or go to our web site.

## SERVICES

All services within the premises are provided by the Landlord and are shared throughout the building. Each unit has water and electricity.

## PLANNING

It is understood that the premises have consent for use as an office within Use Class B1. Interested parties are advised to contact Cornwall Council on 0300 1234 100

## TENURE

The premises are offered by way of a new Lease on terms to be agreed.

## RENT

£3,500 per annum to **include** all services and common costs.

## RATES

Rateable Value 2017 - £3,100.00  
Cornwall Council Business Rates - 0300 1234 171  
Local Authority Reference – 24020971063050

## VAT

The rent is subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

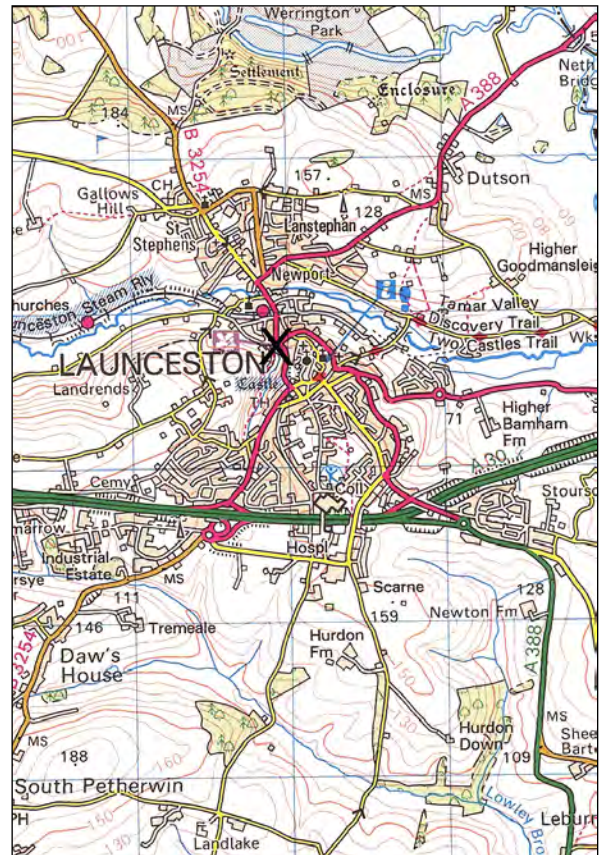
## VIEWING

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

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

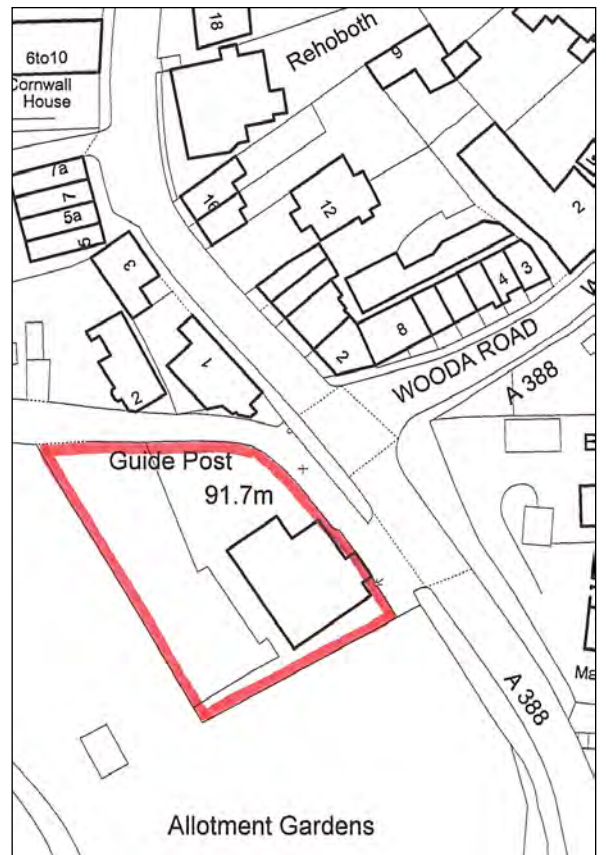
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE OLD SCHOOL SITE IS SHOWN APPROXIMATELY IN RED



**Simon Powell Commercial for themselves and for vendors or lessors of this property gives notice that:** (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.