



# RETAIL UNIT TO LET LAUNCESTON

10 HIGH STREET  
LAUNCESTON  
CORNWALL  
PL15 8ER

- PRIME RETAIL UNIT FORMERLY OCCUPIED BY M & CO
- EXCELLENT LOCATION BETWEEN THE CO-OP & SUPERDRUG WITH MALCOLM BARNECUTT BAKERY & CORNWALL HOSPICE CARE OPPOSITE
- GROUND FLOOR RETAIL SALES 161.91 SQ M (1,743 SQ FT)
- ANCILLARY STORAGE
- AVAILABLE ON A NEW LEASE

**RENT GUIDE £25,000 PER ANNUM**

**ENQUIRE NOW**

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## LOCATION

Launceston is a traditional market town, positioned on the Cornwall/Devon border immediately adjacent to the A30 trunk road. The town has a resident population in the order of 11,000 persons, with a catchment significantly in excess of this. The town is pivotal in the local economy, lying between the city of Plymouth, on the south coast and the coastal resort of Bude to the north. The town has a mix of retail occupiers including national retailers, Superdrug, Co-Op and Costa Coffee and is well represented by local retailers within both prime and secondary retail areas.

## DESCRIPTION

The property comprises a mid-terrace 3/4-storey property of predominately brick construction with the upper floors currently occupied by residential occupiers. The ground floor benefits from an excellent retail frontage and an internal width of approximately 8.75m and a shop depth of approximately 18.74m. The ground floor sales is accessed via a recessed entrance doorway leading into open-plan retail sales with suspended ceiling, tiled floor and the benefit of air-conditioning units. The property would be suitable for a variety of retail and office users under Class E. To the rear of the ground floor is ancillary storage, toilet and kitchen areas together with rear access onto Castle Dyke.

## ACCOMODATION

**(All Dimensions are approximate)**

Internal Width - 8.75m  
 Shop Depth - 18.74m  
 Ground Floor - 161.91 sqm  
 Retail Sales

Store - 1.22 x 3.14m 3.83sqm (41sq ft)  
 Office - 1.77 x 0.88m 1.56 sq m (17 sq ft)  
 Store - 1.22 x 3.14m 3.83 sq m (41 sq ft)  
 Kitchen - 3.37 x 2.66m 8.96 sq m (96 sq ft)  
 Store - 4.66 x 7.37 (max) 30.87 sq m (332 sq ft)

## LEASE TERMS

The premises are offered by way of a new lease for a term of 3/5 years. Other durations may be considered. The lease will contain 3-yearly upward only rent review provisions.







## SERVICES

Services connected to the premises include mains water, drainage and electricity. Air-condition is provided to the ground floor sales area. (We would point out that no testing of any of the services has been carried out by the agent.)

## BUSINESS RATES

The property has a Rateable Value of £26,250 (VOA website 2023 List). Prospective tenants should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).



## EPC

The property has an EPC Rating of D under Certificate Number 0017-5965-5443-6047-3794.

## TENURE

The freehold option is also available for consideration, subject to the long-leasehold of the residential upper parts comprising eight flats which are subject to peppercorn rents.

## VAT

To be confirmed.

## VIEWINGS

Strictly by appointment with Carl Jenkin.



Carl Jenkin

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