

REF: S369 - DETAILS PREPARED 11.08.2023

# FOR SALE/TO LET

## RETAIL PREMISES

6-8 CHURCH STREET  
LAUNCESTON  
PL15 8AP



PHOTO TAKEN JULY 2021

- 43 SQ.M. (462 SQ.FT.)
- TRADITIONAL GROUND FLOOR SHOP PLUS BASEMENT
  - SUITABLE FOR RETAIL OR OFFICE USES
  - CLOSE TO LOCAL PARKING

## LOCATION

The premises are located on Church Street opposite St Mary Magdalene church and close to the main retail area of Launceston Town Centre and local parking. The surrounding uses are a mix of mainly local retailers.

## DESCRIPTION

The premises comprise the ground floor and basement of a three story building of traditional construction. The shop has been split off from a larger unit and now comprises a shop area with a large display window and a basement area suitable for storage and which also includes a WC.

## ACCOMMODATION

 (All sizes are approximate NIA)

Ground Floor 29.8 sq.m. (320 sq.ft.)

Basement 13.2 sq.m. (142 sq.ft.)

Total 43.0 sq.m. (462 sq.ft.)

## EPC

An Energy Performance Certificate has been commissioned. Please ask for more information.

## SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

## PLANNING

It is understood that the premises have consent for use as a shop or office within Use Class E. Interested parties are advised to contact Cornwall Council on 0300 1234 151

## PRICE/RENT/TENURE

The property is owned on a 999 year lease from 30<sup>th</sup> June 2006. Offers are sought in the order of £65,000 for this interest.

Alternatively, a new lease will be considered on effective FRI terms at an annual rent of £5,400 per annum (£450 per month)

## RATES

Rateable Value £7,000 This needs re-assessing to remove space no longer included.

**N.B.** A qualifying business would pay no rates.  
Cornwall Council Business Rates - 0300 1234 171  
Local Authority Reference - 24020659006010

## VAT

The price or rent is not subject to VAT.

## 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)

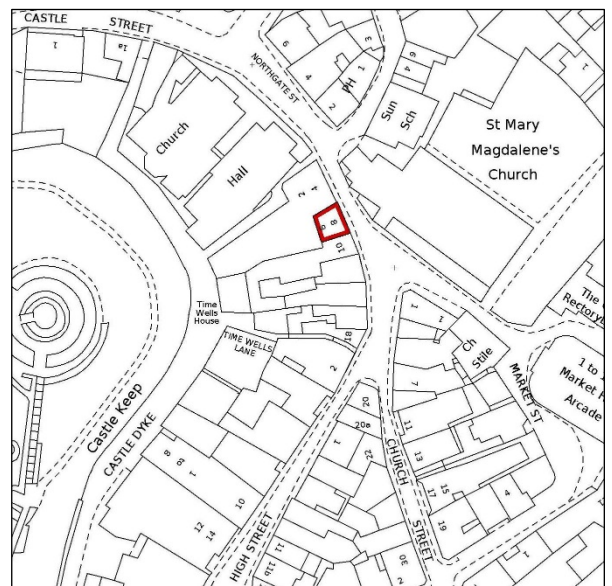
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS THE TOWN CENTRE



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