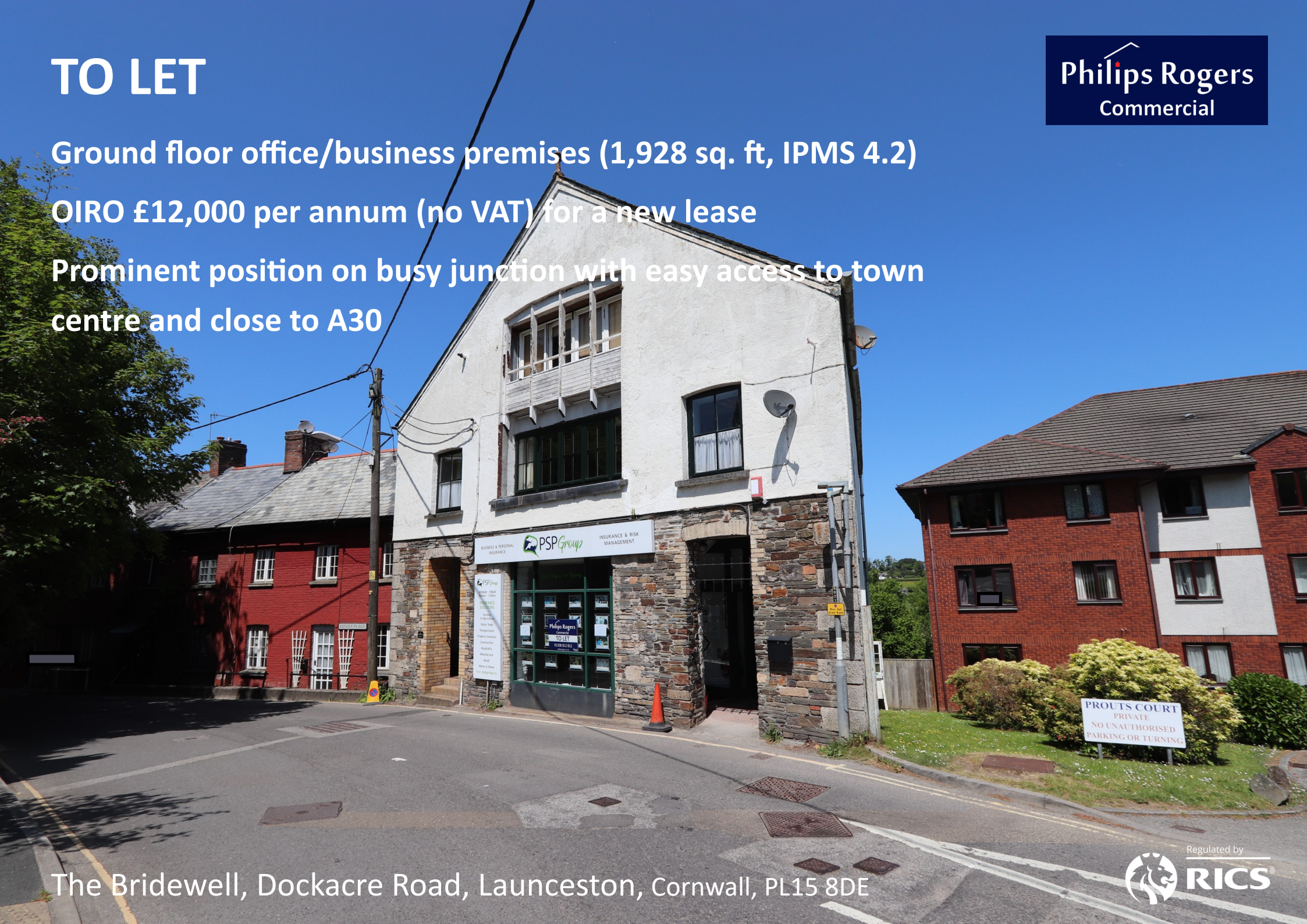


# TO LET

Ground floor office/business premises (1,928 sq. ft, IPMS 4.2)

OIRO £12,000 per annum (no VAT) for a new lease

Prominent position on busy junction with easy access to town centre and close to A30



The Bridewell, Dockacre Road, Launceston, Cornwall, PL15 8DE





## Location

Located in a prominent position at the end of Dockacre Road at the busy junction with Exeter Street, Tavistock Road and Kensey Hill. The town centre is within easy walking distance. The A30 dual carriageway (for both east and west bound traffic) is approximately 1 mile by car with links to the cities of Exeter (42.3 miles) and Truro (48.8 miles) in under an hour.

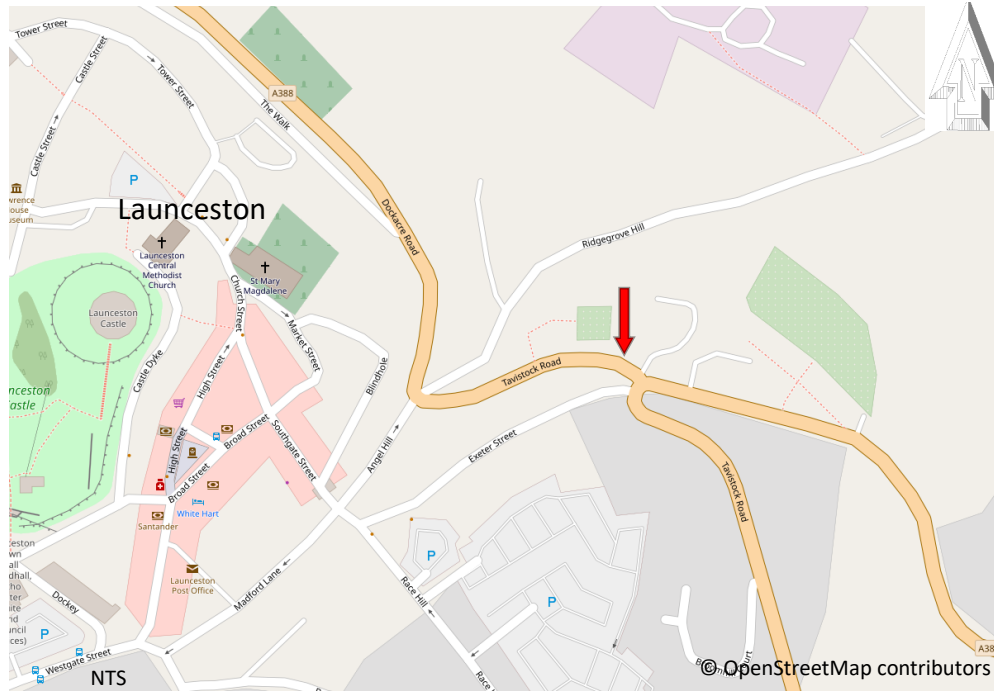
## Description

The Bridewell is a historic building dating back to the 17th Century. The available ground floor office/business space benefits from a large glazed shop frontage and attractive stone façade.

The available space is made up of three largely open plan areas that could be utilised for various uses.

Rights to use an allocated parking area are included. The parking is located opposite the premises next to lock up garages on Tavistock Road.

The property is available by way of assignment of the existing lease, although the Landlord would consider granting a new lease depending on terms proposed.





## Services

**Water** - Dedicated mains supply.

**Electric** - Single phase supply. Smart meter located next door.

**Gas** - Gas is available to the property but not connected.

**Drainage** - Private sewage system.

**BT/Internet**—Broadband is understood to be available to the property.

## Amenities

Launceston boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs. The A39 Atlantic Highway (approximately 14 miles) connects to north Cornish beaches (Crackington approximately 18 miles) and the scenic Cornish coastline. Railway services are available at Gunnislake (14.6 miles) and Exeter; London to Exeter is approximately 2.5 hours. Newquay airport services both international and domestic flights (approximately 37.8 miles or Exeter approximately 47.9 miles).



Parking area





## Accommodation

The ground floor office/business space is accessed through a shared gated entrance with flats on the lower ground floor which are currently under construction.

The glazed entrance door leads to a brick floor which is slightly ramped to the open plan reception area (Area 1). The reception area includes a large reception desk.

Area 2 is accessed from Area 1 by a set of four tiled steps with a wooden handrail to the side. Area 2 is open plan with a central timber flooring, tiled flooring and carpeted areas. This space includes two large desks.

A double set of glazed doors leads from Area 2 to Area 3. Within Area 3 there is an open workspace with recessed storage areas. Area 3 leads to an Office and Kitchen. There is a Toilet located to the rear of the premises off the Kitchen.

The accompanying indicative floor plan shows the layout.

## Sizes

### **Approximate Area Measured - IPMS 4.2 (see accompanying floor plan)**

Area 1

Steps between Area 1 & Area 2

Area 2

Area 3

Office

Kitchen

Toilet

### **Total (IPMS 4.2)**

### **Square Metres Square Feet**

34.52 372

1.98 21

60.77 654

49.02 527

21.73 234

8.46 91

2.70 29

**179.18 1,928**

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as column or boxed pipe for example.





## **Planning & Building Regulations**

The office/workspace is not understood to have a recent planning history as was constructed some time ago. Planning and Building Regulation history can sometimes be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as necessary.

## **Legal Costs**

Each party will be responsible for their own legal costs.

## **Price**

Offers in the region of £12,000 are sought for the annual rental of the property under a new lease (terms to be agreed) or the existing lease can be assigned as detailed below.

## **Terms**

The property is available by way of an assignment of the remainder of a 10 year full repairing and insuring lease with an initial rent of £11,750 per annum. The lease term commenced on the 4th October 2019. The lease includes an open market rent review in October 2024 and a Tenant break option on the 3rd October 2024 with 6 months written notice to be provided. The Tenant is responsible for 31.25% of any service charge costs relating to shared/common areas of the property. The landlord will recover the cost of insurance from the tenant on demand. The property is available from the date of this brochure.



Area 2



Area 2



Area 2



## **Business Rates**

The current rateable value (RV) is £13,500. The RV is as stated on the [Valuation Office Agency \(VOA\)](https://www.valuationagency.gov.uk) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](https://www.cornwall.gov.uk).

## **EPC**

The property has an EPC rating of "E", certificate reference number 9322-3076-0349-0600-0371, which is available to view and download online at [https:// www.ndepcregister.com](https://www.ndepcregister.com)

## **VAT**

The property is not understood to be elected for VAT.

## **Rights**

There is a right to park cars in the parking area opposite the Bridewell building just off Tavistock Road (the area is shown on the lease plans).

## **Subject to Contract**

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct. Prospective tenants must satisfy themselves the details are correct and not place reliance on them if entering into a contract or incurring expenses.

## **Viewing Arrangements**

By appointment only. Contact Phil Wiltshire on: **01208 812 812**

Brochure Dated 18.03.24



Area 3



Area 3



Office