



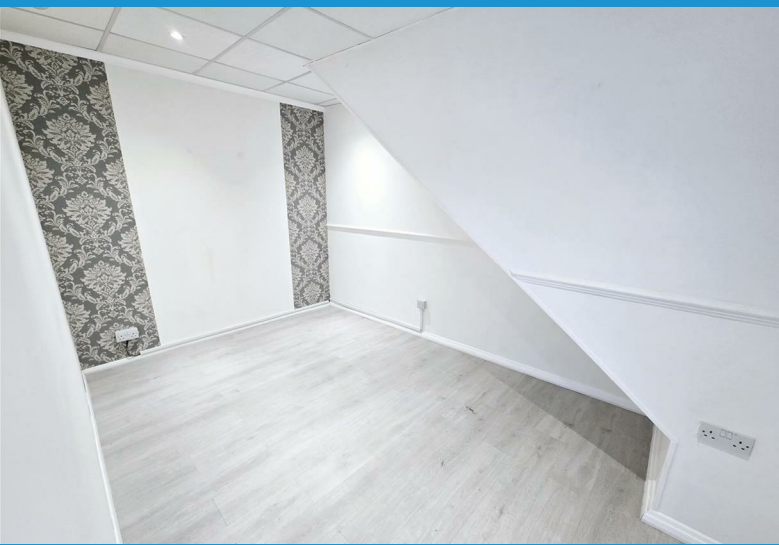
Broad Street, Launceston, Guide Price £65,000



An opportunity to acquire a well presented and convenient commercial premises situated in Launceston Town Centre which features a lovely outlook at the front looking across to Launceston Castle.

The property has an entrance foyer with two internal works rooms alongside a kitchen area and a bathroom. The premises is located along Broad Street with parking available opposite and good passing traffic for visitors entering the town.

The property has been occupied as a beauty therapy unit and the sale includes the freehold with leasehold flats above (not included). The large picture window in the entrance foyer provides a lot of light and a great outlook across to the castle.



1 Western Road Broad Street, Launceston,

Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8AB. What Three Words 'interacts.concerned.puts' will take you to the property. From our office, turn right and proceed along the link road toward Penrynham. Take the 3rd exit towards the town centre. As you approach the road bearing left in front off the castle, take the middle lane and go over and up Broad Street. You will see the shop on the right hand side.

Foyer

2.78m x 2.12m (9'1" x 6'11")

2.12m narrows to 1.36m - Irregular Shape

Work Room

4.00m x 2.50m max (13'1" x 8'2" max)

Second Work Room

4.01m x 3.13m (13'1" x 10'3")

Kitchen

1.63m x 1.41m (5'4" x 4'7")

Services

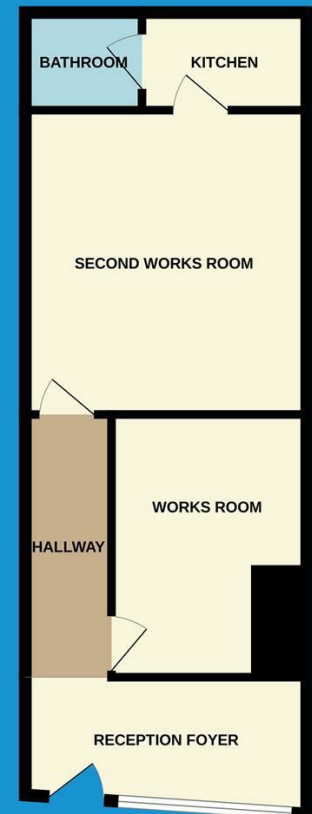
Mains Electricity, Water and Drainage.

Business Rates - TBC

Agent Note

Any external repairs to the building to be split
1/3 by the shop and the 2/3 by each flat above.

The shop is the free holder and the two flats
above are separate entities.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.