



20a & 20b Westgate Street

Launceston, Cornwall, PL15 7AB

KIVELL'S

20a & 20b Westgate Street

Launceston, Cornwall, PL15 7AB

£ 39,500 Guide Price

For sale by public auction at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH on Wednesday 7th October 2026 at 7pm (unless sold prior)

Two separate Freehold shop spaces formerly as one

Grade II listed

In need of some refurbishment throughout

Prime town position

Offering huge potential

EPC - Both shops are Band C

Pre-registration is required for ALL bidders, No approved AML check means you will not be able to bid



Situation

The property is positioned within Launceston town Centre being opposite the multi storey car park and en-route to the town Square. Launceston is an historic market town, situated in North Cornwall and right on the Cornwall / Devon border offering good access to the north coast, including numerous beaches and towns including Bude, Widemouth Bay and Crackington Haven. 4 miles to the south is the Tamar Valley, an Area of Outstanding Natural Beauty (AONB) starting at Greystone bridge. It sits astride the A30 dual carriageway spine road for Cornwall and Devon, literally 5 minutes away, providing a superb balance of travel distance to all parts of the two counties.

The town is brimming with history, as Cornwall's ancient capital, with many historic buildings and several churches, has a rich architectural heritage and is famous for its Castle which dates back to medieval times and dominates the landscape. Plymouth is within easy reach at approximately 26 miles, whilst Truro is approximately 47 miles and Exeter 41 miles. The nearest train stations can be found in Gunnislake and Liskeard, being approximately 13 and 15 miles respectively from Launceston.



A great opportunity to purchase two Freehold shop spaces which is currently split separately, but formerly all as one.

Both shops are in need of refurbishment throughout but offer a huge amount of potential and are located within a prime position of town.

Accommodation

SHOP (20 B)

Entrance via wooden obscure door. Windows to the front and side elevation. Further wooden door leading to the street. Vinyl flooring and strip lights. Door leading into rear passageway.

Door leading down to cellar.

Door also into:-

KITCHENETTE

Strip lights, base units with stainless steel sink with mixer tap. Vinyl flooring.

CLOAKROOM

Wall hung sink with separate taps, tiled splash back, pendant light and vinyl flooring. Door into:-

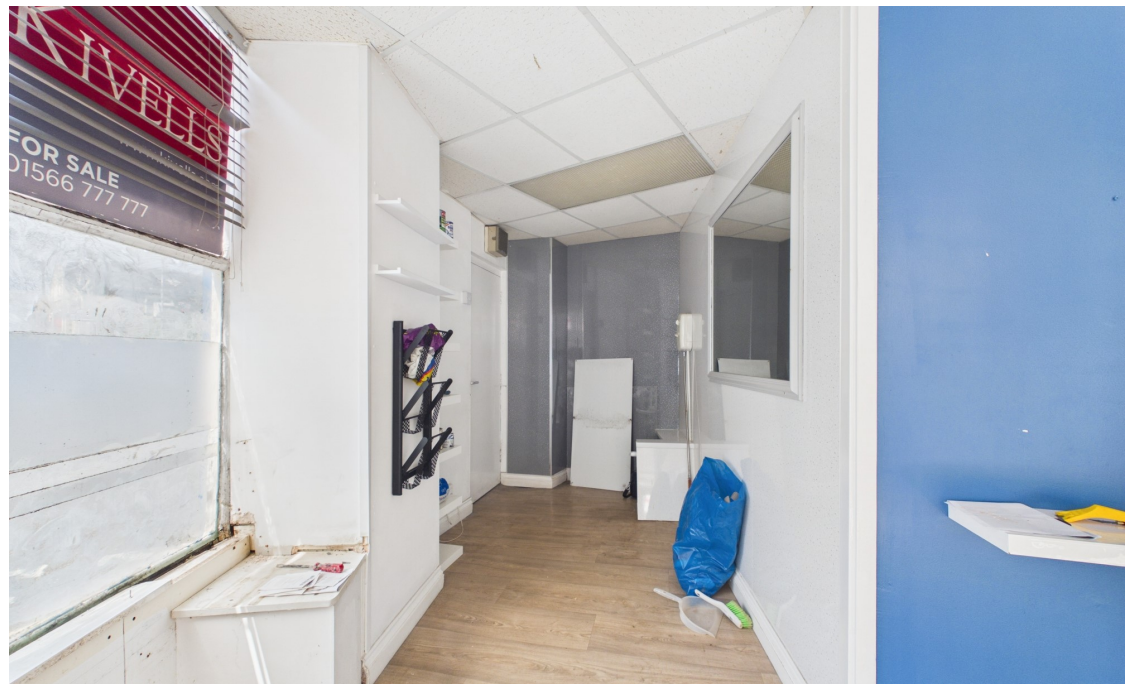
W.C

Close coupled W.C, extractor fan and wall hung pendant light.

SHOP (20 A)

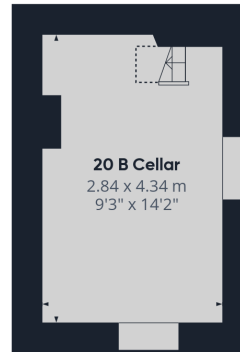
Window to the front elevation and wooden door. Vinyl flooring, spotlights. At the rear of the shop space, there is a door leading to the rear passageway.

As you go through the rear passageway there is a W.C. and Store Room.

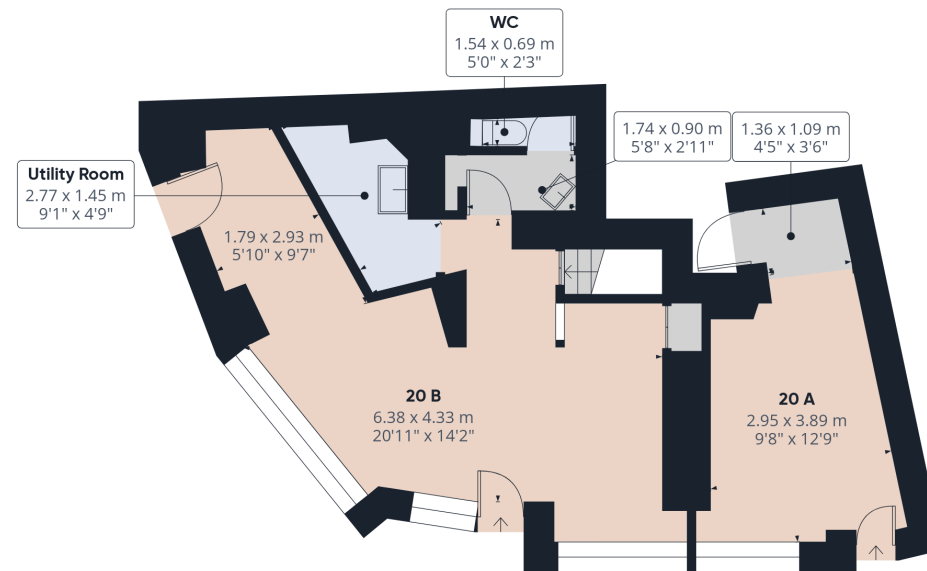


Floor plan

Floor plan for identification purposes only, not to scale



Floor -1



Floor 0



Approximate total area⁽¹⁾

56.6 m²

609 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 2026 at 7pm.

Registration

Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION.

It takes less than 5 minutes to complete. Please visit our website for more information:

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Brights Solicitors. Studio 5—11, 5 Millbay Road, Plymouth, Devon, PL1 3LF

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents

will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services - Mains water, electricity and drainage.

Tenure - The shops are Freehold, but the flats above are on a Leasehold and any new owner of 20A/20B will be responsible for any roof repairs.

Agents Note - The passage at the rear of the smaller shop is a right of way only for the Leaseholder of the flat above and does not form part of the 20 Westgate Street premises.

- ⚡ **EE Rating** - Both bands are C
- £ **Business Rateable Value** - £2,750 for 20a and £6,900 for 20b as at 1st April 2026 as shown on the Gov.uk website
- /// **Directions**
- 📍 **What3Words** - guru.troll.trump

Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

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