

12 Race Hill

Launceston | Cornwall

view property

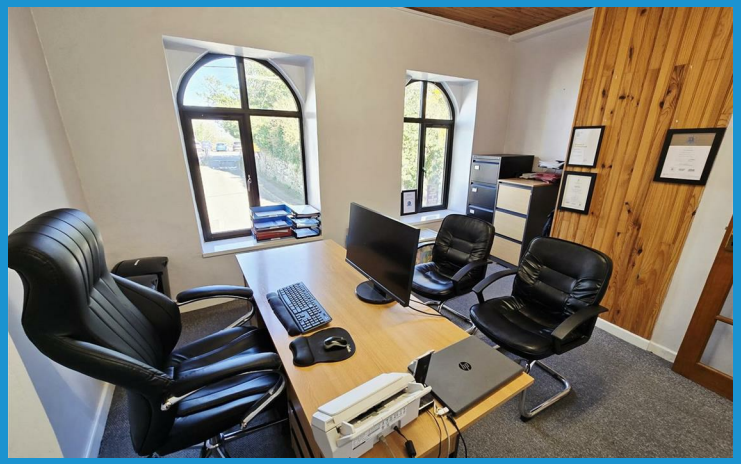
Town • Country • Coast

view property

Town • Country • Coast

Guide Price £135,000







An attractive stone faced commercial building found in a prominent spot on the edge of Launceston Town with ground and first floor offices. The property has been occupied by a successful local company who are relocating to new premises in town and the business is unaffected. Vendor would consider renting, please speak to the vendors agent for further information.

The ground floor office has a prominent and expansive window letting in plenty of light. A door provides access to the main office space. There is an additional office/meeting room at the rear alongside a kitchen area and a cloakroom with a WC and a sink.

A door to the other side provides access to stairs leading to the first floor, where there is the main foyer/reception area with a concealed kitchen area and sink. A door leads into the front office which is a great size with attractive gothic style arched double windows at the front. At the side there is a shower room with a sink and WC.

We have been informed that the first floor was formerly a residential flat, so there is potential subject to the necessary planning consent to reinstate the residential usage. The building previously had planning agreed to turn the whole property into a residential dwelling.

To the side of the property there is off road parking for 1 vehicle.







Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 whilst providing great access to Plymouth and Exeter and beyond. 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 postal code for the property is PL15 9BA. The property can be found at the bottom of Race Hill, you will see it on your left hand side.

www.viewproperty.org.uk sales@viewproperty.org.uk

view property

Town • Country • Coast

Office
13'10" x 10'10" (4.23m x 3.31m)
3.31m narrows to 2.94m

Store Area
5'6" x 2'9" (1.68m x 0.85m)

Hall/Kitchen
5'7" x 3'2" (1.71m x 0.99m)

Inner Office
6'10" x 6'7" (2.10m x 2.02m)

WC
5'4" x 3'8" (1.64m x 1.14m)

First Floor

Reception Area and Kitchen Area
13'0" max x 10'6" (3.98m max x 3.22m)

Shower Room
7'6" x 6'3" (2.30m x 1.93m)
2.30m narrows to 0.77m
1.93m narrows to 0.84m

Meeting Room
14'11" x 11'3" (4.55m x 3.45m)
4.55m narrows to 3.28m

Services
Mains Electricity, Water and Drainage.
No Business Rates Applicable
EPC - 33B

Ground Floor

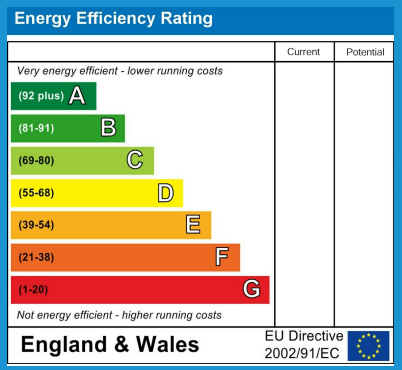


First Floor









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.

01566 706706 | sales@viewproperty.org.uk
www.viewproperty.org.uk

The Property Ombudsman

view property
Town • Country • Coast