KIVELLS

20a Church Street

Launceston, Cornwall, PL15 8AR



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Price: £500 per calendar month

Historic town centre prominent road location

Attractive Grade II listed building with twin bay window frontage

Excellent retail space over two floors to include basement

All business types considered

EPC - E



Description

20a Church Street is a Grade II listed prominent High Street retail opportunity which has only recently become vacant offering excellent sized display space and window frontage in a town centre location. The unit is split over two floors with useful basement area and includes it’s own welfare facilities with W.C. and kitchenette area.

Church Street occupies a prominent position on the principal retail pedestrian route at the heart of the prime shopping area of Launceston.

Launceston is a historic Cornish former market town situated just inside Cornwall on the border with Devon midway between the city of Plymouth on the south coast (25 miles) and the coastal resort town of Bude on the north coast (20 miles). Launceston sits astride the A30 dual carriageway for Cornwall and Devon.

To the East the city of Exeter (42 miles) provides intercity rail link, expanding airport and M5 motorway. To the west, Truro, Cornwall's Cathedral town (46 miles).



Accommodation

The Room Guide

ENTRANCE PORCH:

Covered entrance porch with mosaic tiled floor and fully glazed door leading into:-

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OPEN PLAN RETAIL SPACE:

Large open plan room with painted solid timber floor, two large bay windows to the front and strip lighting. To the rear of the shop is a narrowing space with an archway through to:-

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WELFARE AREA:

Space for kitchenette with power points and lighting. Obscure glass window to the rear.

CLOAKROOM:

Obscure glass window to the rear. Close coupled W.C. and pedestal wash hand basin with electric water heater over. Wall light.

LOWER BASEMENT:

Accessed from the main retail space a spiral staircase leads down to this area with original flagstone slate floor, rendered walls, electric wall heater and further strip lighting.





Lease Information

LEASE TERMS:

The premises are available on a six year Lease with a three year Rent Review. The Tenant will be responsible for internal and external repair and decoration and the Tenant will be responsible for the reimbursement of insurance premiums paid annual in advance by the Landlord for the protection of the structure.

LEGAL COSTS:

The ingoing Tenant will be responsible for the Landlord's legal fees, subject to the maximum of £1,000 plus VAT.

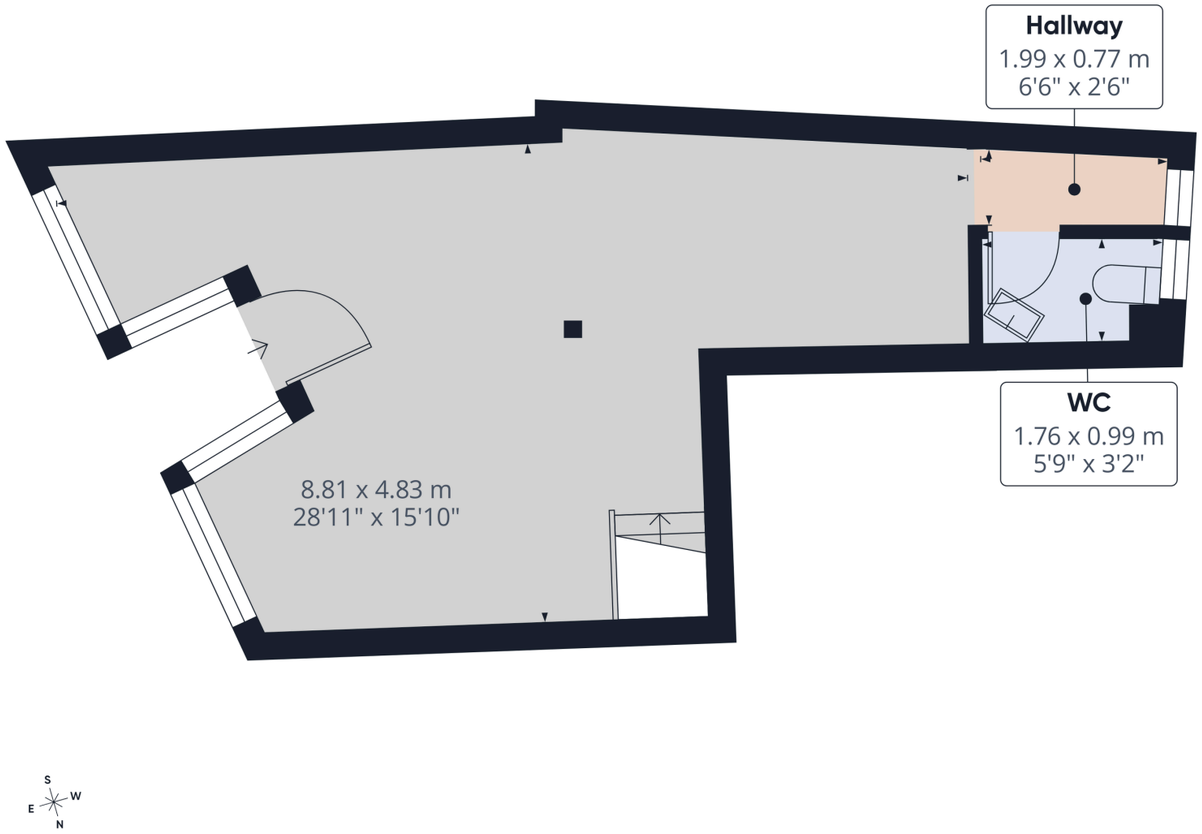




Floor Plan

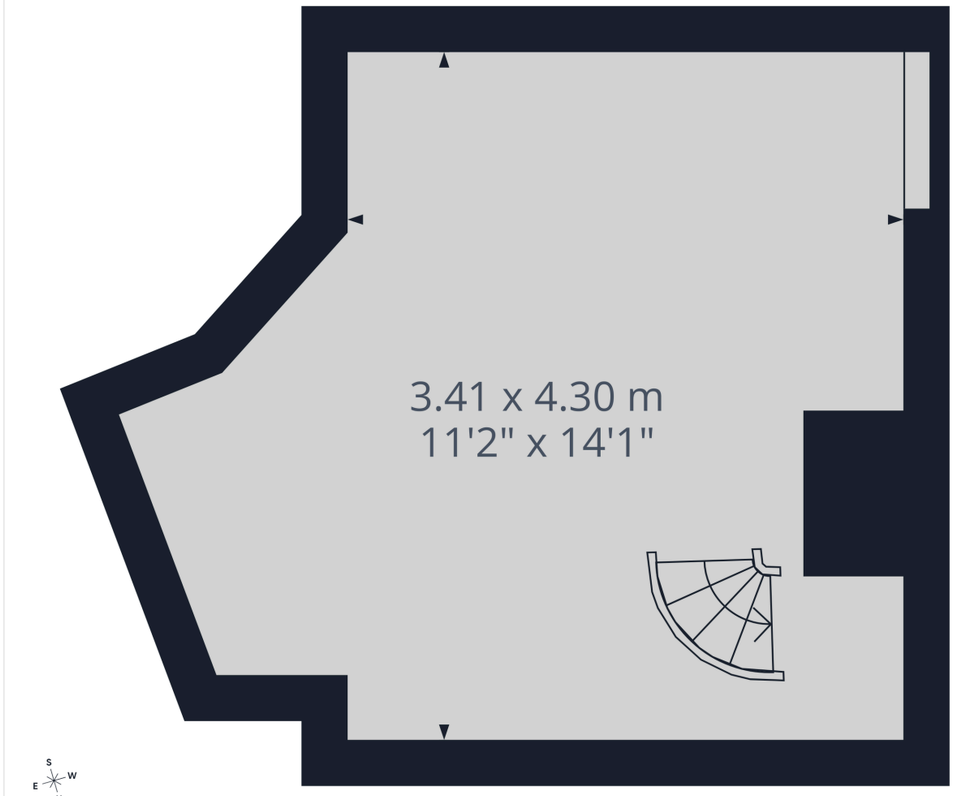
See The Layout

Ground Floor



Floor 1

Basement



Floor 0

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Approximate total area(1)

15.8 m²

170 ft²

Reduced headroom

0.6 m²

7 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

Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electritiy | Mains Drainage | Please note there is no additional heating and would rely on additional electric heating.

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

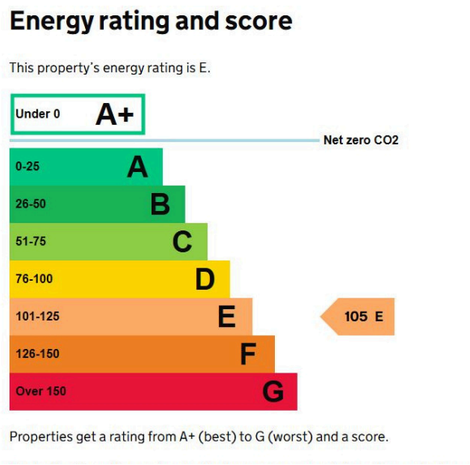
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RATEABLE VALUE:
Enquiries regarding Business Rates and potential for Small Business Rate Relief can be made to VOA on 0300 0501501 or Cornwall Council Business Rates Department on 0300 1234 171.

DISCLAIMER:





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