



Town • Country • Coast



Race Hill, Launceston

Guide Price £135,000



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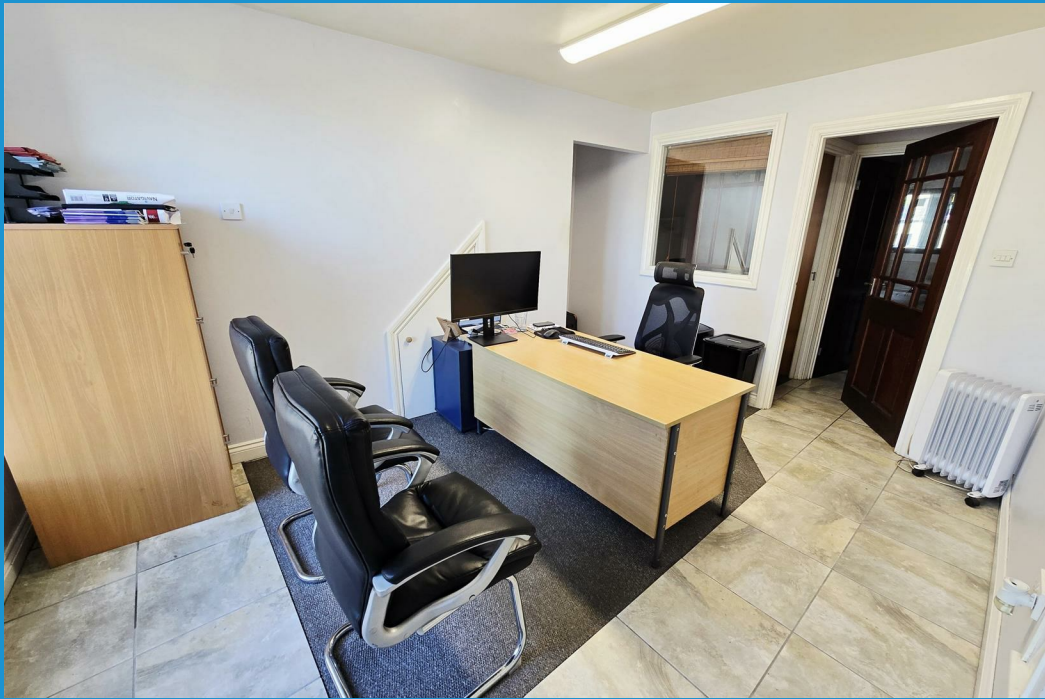


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# Race Hill

## Launceston

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.

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.

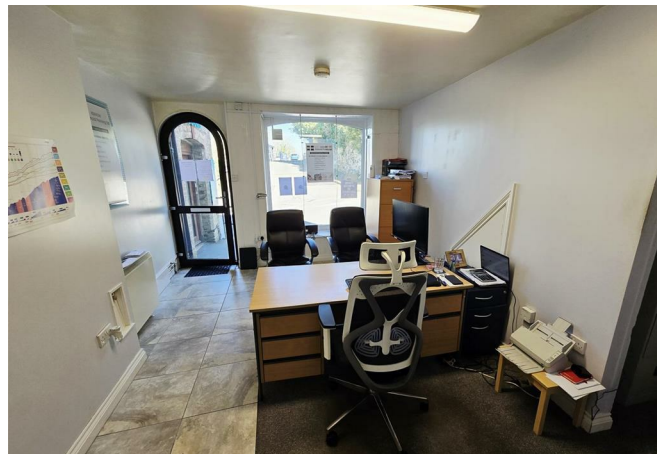
A door to the other side provides access to stairs leading to the first floor, where there is the main foyer/reception area with a concealed kitchen area and sink. A door leads into the front office which is a great size with attractive gothic style arched double windows at the front. At the side there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

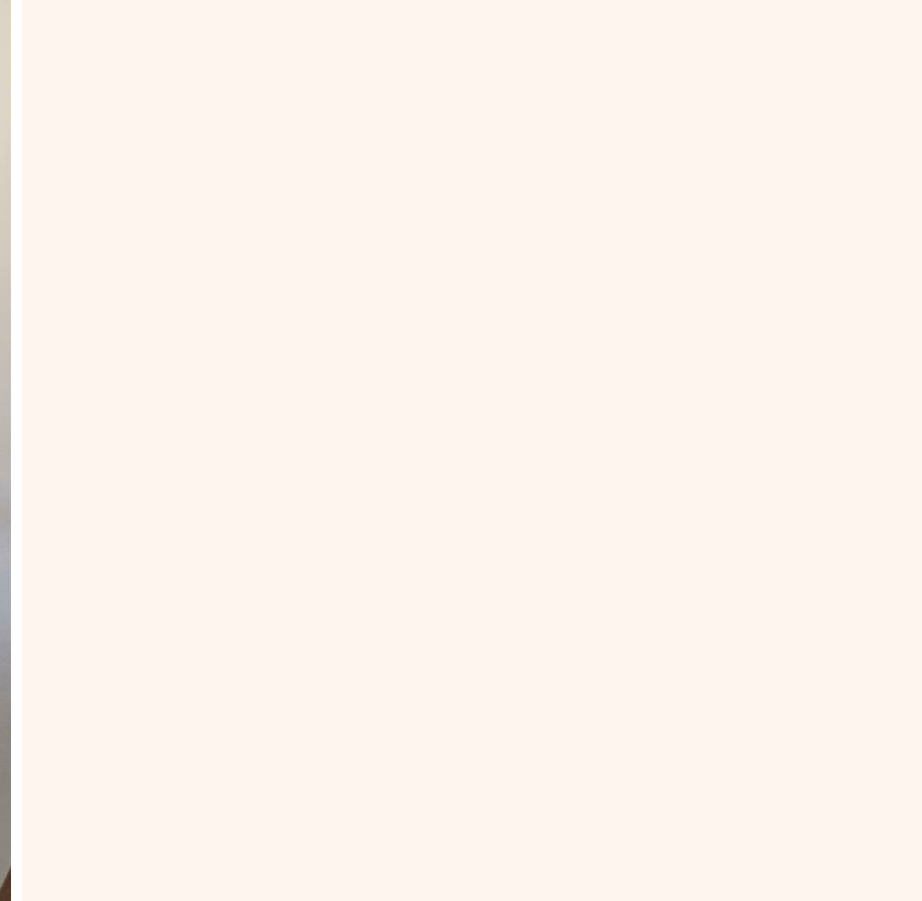
We have been informed that the first floor was formerly a residential flat, so there is potential subject to the necessary planning consent to reinstate the residential usage. The building previously had planning agreed to turn the whole property into a residential dwelling.

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



<b>Office</b>	13'10" x 10'10" (4.23m x 3.31m )
<b>Store Area</b>	5'6" x 2'9" (1.68m x 0.85m )
<b>Hall/Kitchen</b>	5'7" x 3'2" (1.71m x 0.99m )
<b>Inner Office</b>	6'10" x 6'7" (2.10m x 2.02m )
<b>WC</b>	5'4" x 3'8" (1.64m x 1.14m )
<b>First Floor</b>	
<b>Reception Area and Kitchen Area</b>	13'0" max x 10'6" (3.98m max x 3.22m )
<b>Shower Room</b>	7'6" x 6'3" (2.30m x 1.93m )
<b>Meeting Room</b>	14'11" x 11'3" (4.55m x 3.45m )
<b>Services</b>	

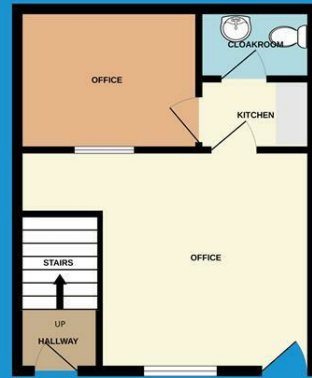




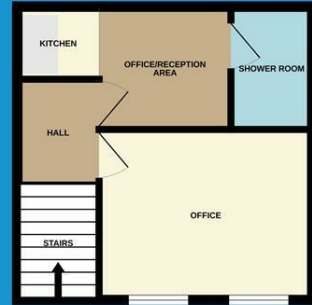


## Floor Plans

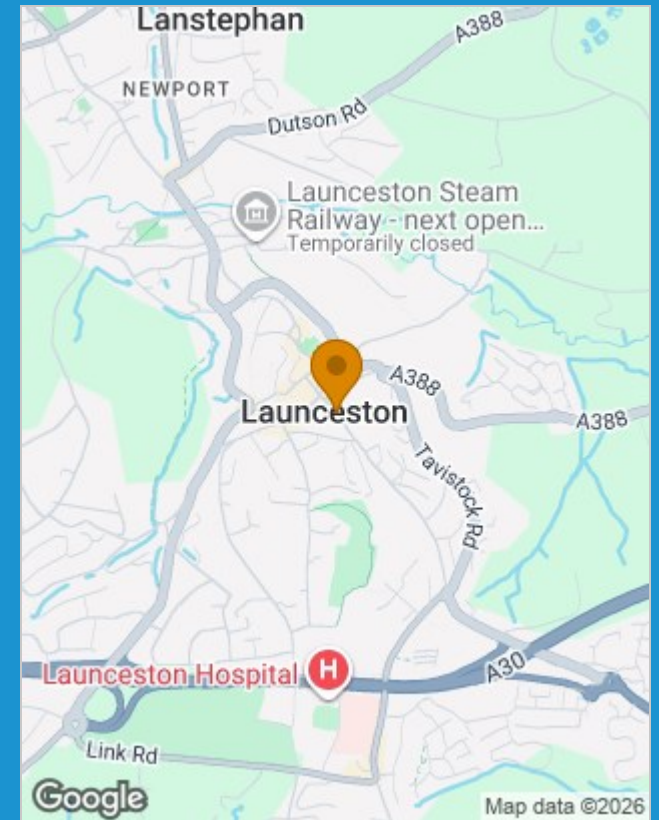
### Ground Floor



### First Floor



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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