

**11-13 HIGH STREET, LAUNCESTON, PL15 8ER**



- FOR SALE BY AUCTION - 12TH DECEMBER
- RETURN FRONTED 3 STOREY RETAIL PREMISES
- PART LET AT £6,000PA
- GRADE II\* LISTED
- EPC RATINGS C(66) & E(155)

**FOR AUCTION GUIDE  
PRICE £125,000 TO  
£150,000 FREEHOLD**

**Miller Commercial**

The business property specialists





**FOR SALE BY AUCTION**

For Sale by Auction on the 12th December 2019 (unless sold prior) in conjunction with Clive Emson Auctioneers at the St Mellion International Resort, Saltash near Plymouth. For a copy of the full auction catalogue and the legal pack for the property please go to [www.cliveemson.co.uk](http://www.cliveemson.co.uk) or contact Clive Emson Auctioneers on 01392 366555 (reference David Henwood)."

**LOCATION**

Launceston is a traditional market town situated in East Cornwall, close to the border with Devon, approximately midway between the North and South coasts. It is the gateway into Cornwall as it is situated on the A30, the main arterial road into and through the county and benefits from a number of tourist attractions including a steam railway, medieval castle and museum.

**SUMMARY**

Located in the Town Square that sits at the very heart of Launceston is this character property offering much potential for a variety of uses having extensive accommodation over three floors.

Number 11 is currently let at £6,000 per annum, while 11B and 13, comprising the larger part of the property, are available for owner-occupation or additional letting perhaps by way of sub-division (as has been the case in the past) or re-development, subject to all necessary consents being obtainable, or a combination of both outcomes.

**11B-13 HIGH STREET**

Up until recently 11B-13 High Street was let to a firm of estate agents at £18,000 per annum.

**GROUND FLOOR**

There are two separate shop' trading spaces, one with particularly large picture windows facing both The Square and High Street. Staff area at the rear capable of serving both components.

**FIRST/SECOND FLOORS**

A host of offices and storage space along with ancillary staff facilities.

**OUTSIDE**

Inner yard.

**11 HIGH STREET**

An antique shop with ground, first and second floor trading, storage and ancillary space.

**TENANCY**

Let on a three year lease from 1st April 2019, at a current rental of £6,000 per annum.

**BUSINESS RATES**

For information relating to the rateable value and other available data go to [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) and enter the postcode for the property into the appropriate search field.

**TENURE**

Freehold with part vacant possession.

**LOCAL PLANNING AUTHORITY**

Cornwall Council.

Tel: 0300 1234 151.

Website: [cornwall.gov.uk](http://cornwall.gov.uk).

**VALUE ADDED TAX**

We have been advised this property is not elected for VAT.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for number 11 High Street is C (66).

The Energy Performance Rating for 11b-13 High Street is E (115).

**ADDITIONAL FEES**

Other non-optional fees may also be payable in addition to the bid price. All Lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer. All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what you may be liable for if you are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If you are in doubt you should seek advice from your own professional advisors.

Please visit <https://www.cliveemson.co.uk/buyers-fees/> for further information.

**CONTACT INFORMATION**

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Joint auctioneers Clive Emson on 01392 366 555 or via email [auctions@cliveemson.co.uk](mailto:auctions@cliveemson.co.uk)



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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.

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