

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



- PROMINENT CORNER FRONTED PROPERTY
- TOWN CENTRE LOCATION
- 2,946 SQ FT (273.65 SQ M)
- VAT IS NOT APPLICABLE
- GRADE II* LISTED
- EPC C66

**FOR AUCTION GUIDE
PRICE £75,000 FREEHOLD**

Miller Commercial

The business property specialists



LOT 47 - Launceston

Freehold Grade II* Listed Vacant Shop

11a-13 High Street, Launceston, Cornwall, L15 8ER

Guide Price:

£75,000 +

Commercial - 11th February 2020

The Berkeley, Wilton Place, Knightsbridge, London, SW1X 7RL

Morning session: Commencing at 10.30am with Lot 1

Afternoon session: Commencing at 2.30pm with Lot 51

LOCATION

Launceston is a popular Cornish town some 20 miles north-west of Plymouth.

The town is located at the junction of the A30 and A388 providing access to Exeter and Plymouth respectively

This corner property is prominently situated on the north side of High Street, close to its junction with Broad Street.

Occupiers close by include Co-op (opposite), British Heart Foundation, Barclays and HSBC banks, Costa, William Hill, Boots and Superdrug amongst others.

KEY FEATURES

Prominent corner property comprising 273.65 sq m (2,946 sq ft) of accommodation

Well located in centre of popular Cornish town opposite Co-op and close to Costa & Barclays Bank

The property was previously let at £18,000 pa

May be suitable for possible redevelopment (subject to consents)

VAT is not applicable

Six Week Completion Available

Vacant

TENURE - FREEHOLD**PLANNING**

(1) the property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents.

All enquiries should be made with the local authority: Cornwall Council. Website Address:

www.planning.cornwall.gov.uk

SCHEDULE

Address: 11A

Present Lessee: Vacant

Accommodation: Ground Floor: 34.35 sq m: 370 sq ft

Address: 13

Present Lessee: Vacant

Accommodation: Ground Floor: 52.95 sq m: 570 sq ft

Basement (Presently no access): 73.4 sq m: 790 sq ft

First Floor: 47.55 sq m: 512 sq ft

Second Floor: 65.4 sq m: 704 sq ft

Sub Total: 239.3 sq m: 2,576 sq ft

Total: 273.65 sq m: 2,946 sq ft

NB. Not inspected by Allsop, areas provided by Vendor. The upper floors of 13 extend over the ground floor shop at 11A.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

VALUE ADDED TAX

VAT is not applicable to this Lot.

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 this property is E (115).

ALLSOP

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PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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