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

- FOR SALE AND TO LET
- RETAIL UNIT WITH RETURN FRONTAGE
- GROUND FLOOR RETAIL AREA 733 SQ FT (68 SQ M)
- GENEROUS STORAGE
- AVAILABLE IN WHOLE OR PART
- GRADE II* LISTED
- EPC D

ASKING PRICE £270,000 / £19,500 PER ANNUM EXCL

Miller Commercial

The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

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.

DESCRIPTION
The property comprises an attractive three storey Grade II* listed building with return frontage. Internally the property provides 2 inter connecting retail units, staff welfare facilities and generous storage available on the upper floors. The property holds a prominent position situated on the corner of High Street, adjacent to the town square. Nearby occupiers include; The Co-operative Food, Superdrug, HSBC, Costa Coffee, British Heart Foundation and Day Lewis Pharmacy. The town is well known as a centre for antiquities and provides a variety of antique and tea shops with a variety of very attractive period buildings can be found nearby.

SCHEDULE OF ACCOMMODATION
A retail area totalling 733 sq ft (68 sq m) is available, this can be provided as 2 separate retail units:
Former Estate Agency section measuring 392 sq ft (37 sq m)
Former gift shop measuring 341 sq ft (32 sq m)
Storage is available on the ground and first floor and measures approximately 721 sq ft (74 sq m)

TENURE
Freehold - the property is available in whole only.
Leasehold - the premises are available by way of a new full repairing and insuring lease - the terms of which are open to negotiation.
Should the property be let in part a service charge will be payable.

LEGAL COSTS
Leasehold - The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.
Freehold - Each party to bear their own costs whether the transaction concludes or otherwise.

LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

GENERAL INFORMATION
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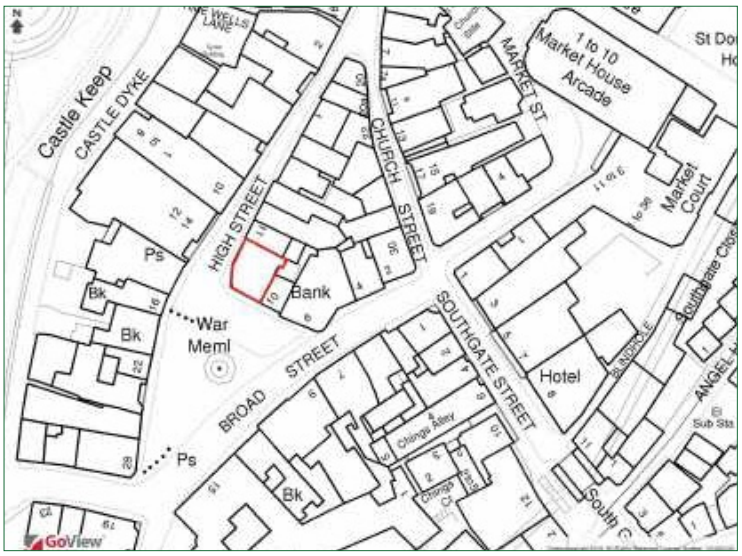
BUSINESS RATES
The property has most recently been let as separate hereditament's so has 3 rateable values that we are aware of.
11a £7,300
11a - 13 £14,750
First Floor Room 11a-13 £1,625

EPC
This property is within band D 79

VALUE ADDED TAX
All the above prices/rentals are quoted exclusive of VAT, where applicable.
We have been advised this property is not elected for VAT.

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
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk
or



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.

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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