



12A, Westgate Street, Launceston, PL15 7AB

david ball
Agencies

An opportunity to lease a well-positioned commercial premises in the centre of Launceston.

The property provides a generous ground floor trading area suitable for a range of Class E uses including retail, office, studio, clinic or other service-based businesses. The property includes a kitchen, two WC facilities, and additional storage rooms on the first floor.

The premises benefit from rear access leading to a large paved courtyard, providing practical loading access and additional external space.

The layout offers flexibility and functionality for a variety of business occupiers seeking an affordable town centre unit.

£750 PCM

Key Features

- Prominent town centre position
- Large paved courtyard to the rear
- Two WC's
- New FRI lease with Terms to be Agreed
- EPC - C
- Spacious ground floor trading area
- Kitchen and storage areas
- Suitable for a Variety of Uses
- Vacant Possession
- Please Call to View

Agents Note

Supplied services and appliances have not been tested by the agents. Prospective purchasers are advised to make their own enquiries.

The Situation

The town of Launceston known as the "Gateway to Cornwall" An historic medieval gateway leads you to the town square the heart of town with its quirky shops, markets and cafes. The iconic Launceston Castle attraction which dates back to the 13th century sits proudly overlooking the town and the scenic narrow-gauge heritage steam train ride through the Kensey Valley is a great attraction. Located within easy access to the A30 and all that Cornwall has to offer.

The Property

A well-positioned commercial premises in the centre of Launceston, comprising a ground floor trading area of approximately 602 q Ft with first floor storage and WC. This versatile property is suitable for a range of class E uses including retail, office, studio, clinic or other service-based businesses.





The Lease

A new full repairing and insuring lease with terms to be agreed

Agents Note

Incoming tenant to pay landlords reasonable legal costs and agency fees.

Main Trading Area

16'6" x 36'5" (5.03m x 11.10m)

Double doors leading to trading area. Range of shelving. Counter. Door leading to

Kitchen Area

11'5" x 8'1" (3.48m x 2.46m)

large obscured window. A range of base units with stainless steel sink and drainer and worktop over. Range of shelving. Door leading to small built in storage cupboard. Fluorescent strip lighting.

Stairs leading to First Floor

Door leading to outside paved courtyard.

WC

3'10" x 6'9" (1.17m x 2.06m)

Low level WC with top flush. Wall hung wash hand basin with hot and cold mixer tap. Obscured window.

WC2

3'10" x 6'9" (1.17m x 2.06m)

Low level WC with top flush. Wall hung wash hand basin with hot and cold mixer tap. Obscured window.

Storage Area

10'5" x 6'9" (3.18m x 2.06m)

Further Storage Area

3'10" x 5'10" (1.17m x 1.78m)

Obscured window

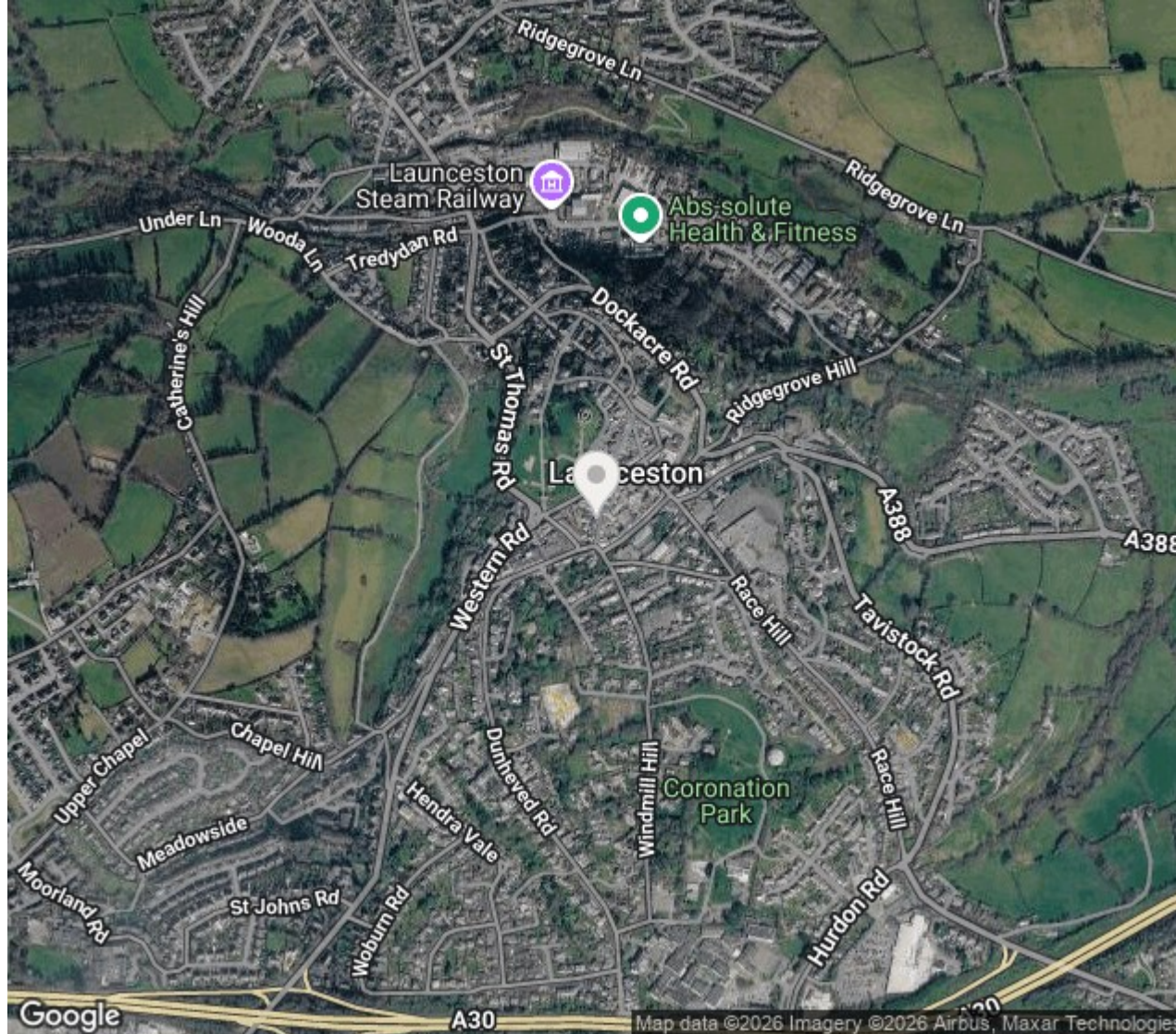
Outside to the Rear

The premises benefit from rear access leading to a large paved courtyard, providing practical loading access and additional external space.

EPC -C

Viewings

Strictly by appointment only.



david ball
Agencies

01637 **850850**

www.davidballagencies.co.uk



rightmove

OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.