Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

4 Western Road

For Sale/To Let

Launceston, Cornwall, PL15 7AS

REF S/485



PHOTO TAKEN OCTOBER 2026

Showroom/Trade Premises

- Prominent Location On The Edge Of The Town Centre
- 200 SQ.M. (2,150 SQ.FT.)
- Currently Laid Out As A Showroom And Stores
- Suitable For Various Uses

£250,000 or £19,980 Per Annum

LOCATION
The premises are located fronting Western Road on the edge of Launceston Town Centre, opposite Launceston Town Hall & Guildhall and close to the castle. Nearby uses include a mix of restaurant, office and residential.

DESCRIPTION
The premises comprise a former car showroom and workshop of predominantly stone and masonry construction under a steel framed profile sheet roof. The property has a large showroom area with storage/workshop behind, with some small storage areas at lower ground floor level. There is parking at the front and a small parking area at the rear.

ACCOMMODATION (Approximate GIA)

200 sq.m. (2,150 sq. ft)

EPC
Energy Performance Certificate – Band C – Rating 72

SERVICES
It is understood that the premises benefit from mains electricity, water and drainage.

PLANNING
It is understood that the premises have consent for uses within Use Classes E and B2. Interested parties are advised to contact Cornwall Council on 0300 1234 151

PRICE/RENT
The premises are available Freehold at a guide price of £250,000 or by way of a new lease on effective FRI terms at an asking rent of £19,980 per annum (£1,665 per month)

RATES
Rateable Value £8,400.
N.B. A qualifying business would pay no rates.
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference - 24021071006000

VAT
The price/rent will not be subject to VAT

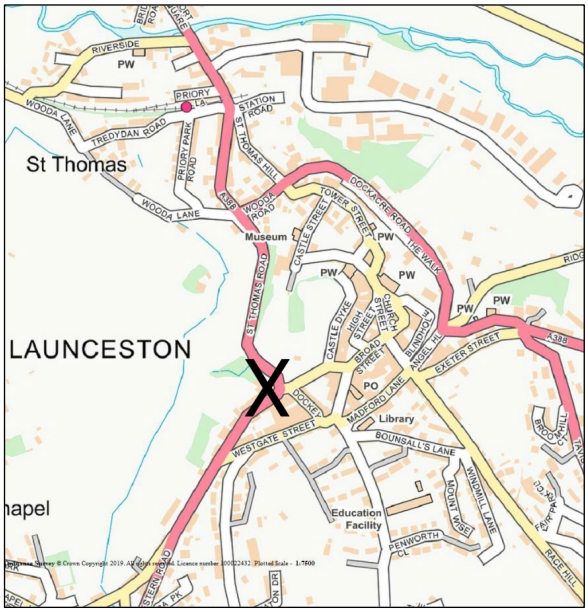
LEGAL COSTS
Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

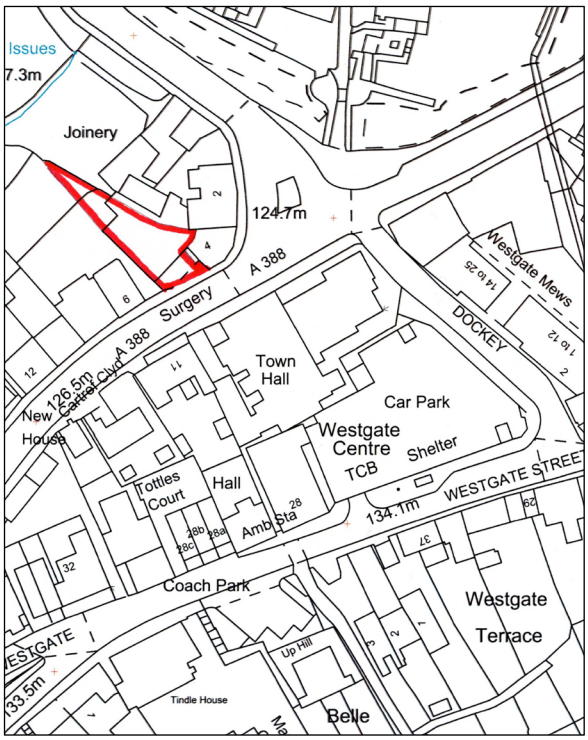
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

LOCATION PLAN
THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN
THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING TOWARDS LAUNCESTON CASTLE



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