

20 Western Road

Launceston, Cornwall, PL15 7BA

For Sale

REF S/494



PHOTO TAKEN MARCH 2026

Substantial Victorian Building

- Prominent Location On Edge Of Town Centre
- 381.7 SQ.M. (4,108 SQ.FT.)
- Most Recently Used As Offices
- Suitable For Conversion/Development STPP

£335,000 Freehold



LOCATION

The premises are located on the edge of Launceston Town Centre, fronting Western Road, opposite the junction with Westgate Street, in an area of mixed office, business and residential use.

DESCRIPTION

The premises comprise a substantial Victorian building of brick construction under a slate roof, originally used as a Hospital and then offices since the end of WWII. The accommodation is currently configured with 13 offices over the ground and first floors with substantial storage and ancillary space in the basement and attic. There is a large area to the rear providing parking for up to 15 cars.

ACCOMMODATION (Approximate NIA)

Ground Floor - 131 sq.m. (1,410 sq.ft.)

First Floor – 130 sq.m. (1,399 sq. ft.)

Basement – 105 sq.m. (1,130 sq. ft.)

Attic – 15.70 sq.m. (169 sq. ft.)

Total – 381.70 sq.m. (4,108 sq. ft.)

EPC

Energy Performance Certificate – Band D - Rating 90

SERVICES

It is understood that the premises benefit from mains electricity, water and drainage. Mains gas is believed to be available in Western Road

PLANNING

It is understood that the premises have consent for use as offices within Use Class E. Use Class E includes the former Use Classes A1, A2, A3 and B1. The premises may be suitable for conversion and / or development. Interested parties are advised to contact the Local Planning Authority on 0300 1234 151

TENURE

The premises are offered Freehold. There is an occupational Lease ending on the 31st December 2026. The tenants have not been in occupation since the end of October 2024. Any sale will be upon the basis of vacant possession on completion.

PRICE

Guide price of £335,000.

RATES

Rateable Value - £ 26,000

Cornwall County Council Business Rates -0300 1234 171

Local Authority Reference - 24021071020000

VAT

The price 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.

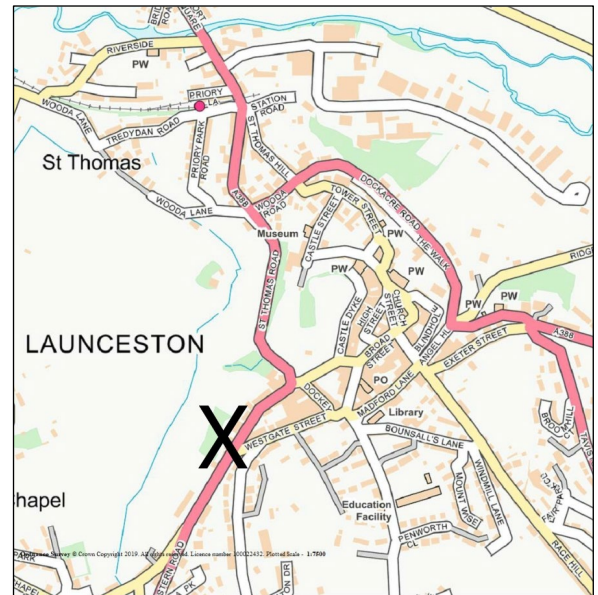
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

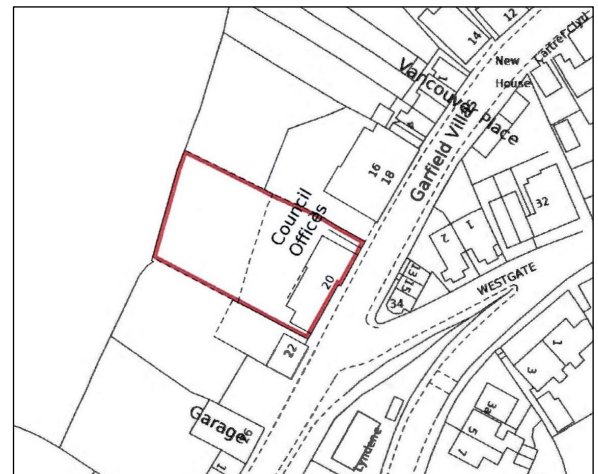
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



BACK OF THE BUILDING & PARKING AREA



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