



Exeter Street
Launceston | Cornwall



Town • Country • Coast



In need of updating and modernisation is this freehold investment opportunity with development potential comprising 2 shop premises in a prime location in the Town Centre on the ground floor with a 2 bedroom apartment on the first floor.

This freehold property is situated centrally to the Town Centre and offers a double fronted shop to one side and an additional door leading into a communal hallway with access into the second shop which has a single window fronting Exeter Street.

At the rear on the ground floor there are store rooms, two WCs and a rear hallway leading to a courtyard area. On the first floor there is a 2 bedroom apartment with an open plan living room and kitchen, alongside a rear hallway with utility area and a bathroom.

The property is offered for sale with no onward chain and does offer potential subject to the necessary planning permissions.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as “the gateway to Cornwall” Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Hallway

Shop Unit 1

Shop Unit 2

Inner Hallway

W/C

Two separate W/C

Rear Access

Rear door leading to courtyard

First Floor

Hallway

with utility area and airing cupboard.

Kitchen/Living Room

Bedroom 1

Bedroom 2

Bathroom

Services

Mains Electricity, Water & Drainage.

Council Tax Band A for accommodation.

Agents Note

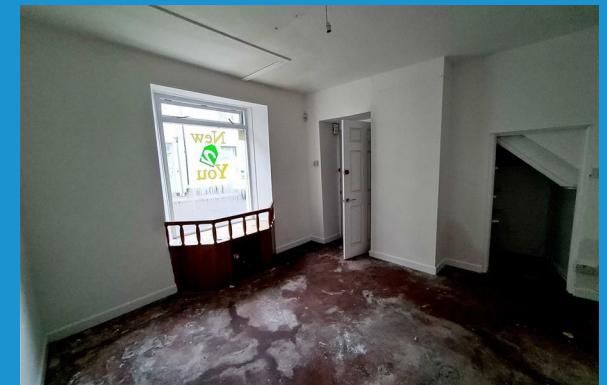
Please note the rooms are of an irregular shape and measurements are average and approximate. New UPVC double glazed windows are being fitted to the first floor Spring 2021.



Ground Floor



First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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