

# TO LET

Retail and storage units (available individually or as a whole)

Approximately 160 sq.m (1 727 sq.ft.) of ground floor space available

Brick paved area included with Unit 1 (existing Philip Warren shop)

Units starting from £3,900 (per annum)

Philips Rogers  
Commercial



Units 1-4, 1 Westgate Street, Launceston, Cornwall, PL15 7AB





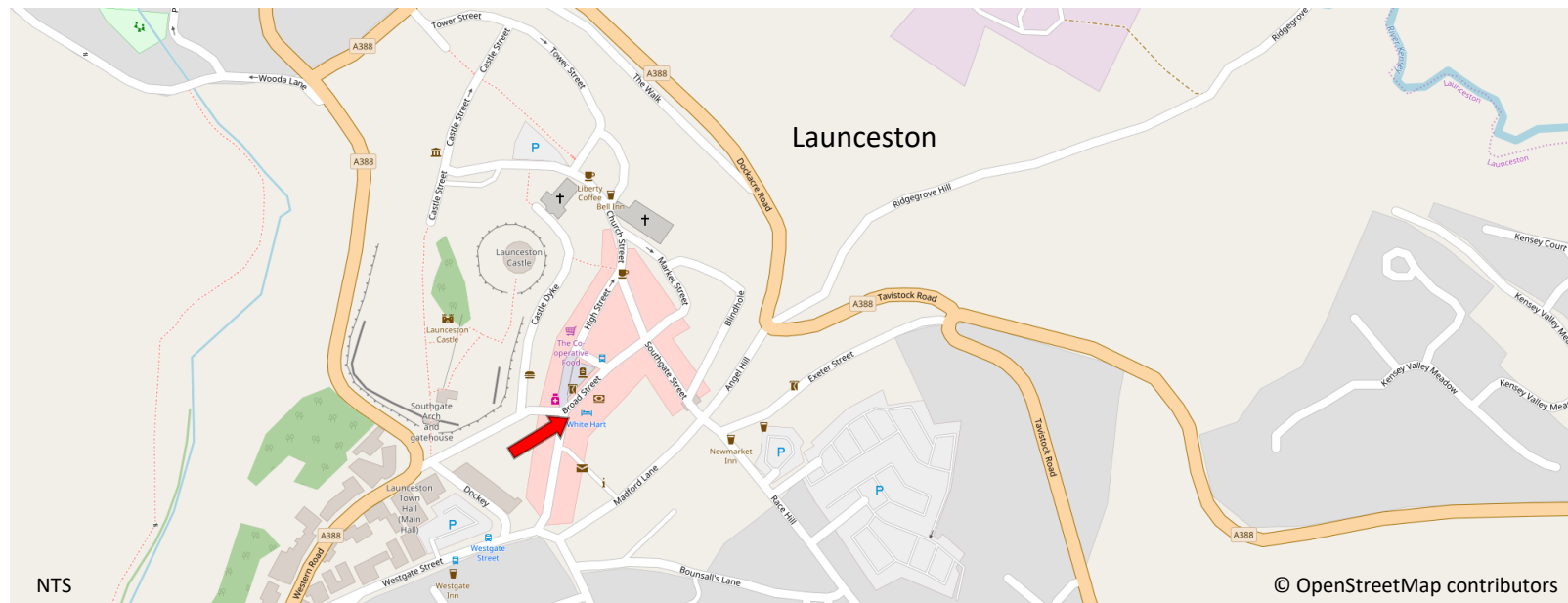
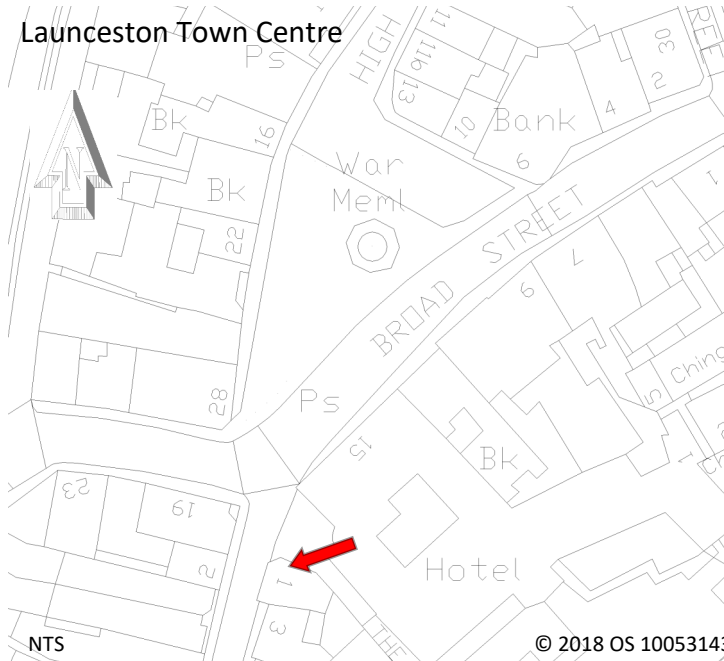
## Location

Situated in the busy historic north Cornish town of Launceston these retail units are positioned next to one of the most prominent and best trading locations in the town, sitting alongside a number of local and national retailers and service providers. The town centre is easily accessible from the A30 dual carriageway, which is less than a mile away.

## Description

The building is a substantial property extending over three stories. There are four individual ground floor retail units available soon. Each unit will include its own glazed shop frontage, storage and toilet facility. The units have been created from storage and preparation areas previously utilised by the nationally renowned Philip Warren Graziers and Craft Butchers, who have traded from the building since 1979. The butchers shop (Unit 1) includes the red brick paved area to the front (access is to be maintained for the White Hart Arcade and the adjacent White Hart Hotel). The units can be taken individually or combined as required.

The existing use class is understood to be A1 (shops and retail outlets) although the units could be suitable for various alternative uses (subject to obtaining appropriate planning consents).





## Services

**Water**—The property is connected to mains water.

**Electric**— The property has a single phase electrical power supply. An NICEIC periodic electrical certificate will be made available to an incoming tenant.

**Drainage**—Foul water drainage is connected to the public sewer.

**BT/Internet** - Superfast broadband is understood to be available in Launceston.

## Amenities

Launceston boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs.

North Cornish beaches from 17 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (21 miles by road) and Exeter airport services international and domestic flights (50 miles by road). The A30 dual carriageway can be joined approximately 1 mile by road and the A39 Atlantic Highway (15 miles by road).



Launceston Town Square



Existing White Hart Arcade



Unit 1



## Accommodation

The units are accessed from White Hart Arcade, which links Madford Lane to the Town Square. A recessed pavement area in front of the butchers shop (Unit 1) links Westgate Street to Broad Street and White Hart Arcade making this one of the busiest parts of the town centre. There are four units available as hatched on the plan opposite (alternatively the property can be taken as one). Unit 1 includes a significant dual aspect shop frontage and external brick paved area.

Each unit will have its own toilet and storage areas as shown on the plan and units 2 and 3 will have new glazed frontages as shown on the elevation drawing on the next page.

Free time restricted on street parking is available to a number of the surrounding streets and there are also public car parks nearby (Multi-storey and Race Hill).

Please note that area calculations are approximate and are taken from proposed planning drawings and as built measurements are likely to vary once the units are constructed.

Note: Areas and dimensions are approximate and are measured and stated in accordance with RICS professional statement "RICS property measurement 1st Edition, May 2015". GIA is a reference to the gross internal area and NIA is the net internal area. ITZA is the area calculation in terms of Zone A (6.1m depth used).

## Sizes

### Area Measured

### UNIT 1

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
Retail area	40.64	437	
Storage	25.31	272	
WC (Excluded from NIA)	2.03	22	
External brick paved area	52.9	570	
<b>Total Unit 1 (NIA)</b>	<b>65.95</b>	<b>709</b>	

### UNIT 2

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
Retail area	25.52	275	
Storage	12.35	133	
WC (Excluded from NIA)	2.38	26	
<b>Total Unit 2 (NIA)</b>	<b>37.87</b>	<b>408</b>	

### UNIT 3

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
Retail area	21.40	230	
Storage	16.92	182	
WC (Excluded from NIA)	2.12	23	
<b>Total Unit 3 (NIA)</b>	<b>38.32</b>	<b>412</b>	

### UNIT 4

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
Retail area	15.61	168	
Storage	2.78	30	
WC (Excluded from NIA)	2.69	29	
<b>Total Unit 4 (NIA)</b>	<b>18.39</b>	<b>198</b>	



Indicative Layout Not to Scale

## Planning & Building Regulations

Planning consent was granted under application PA19/03280 for the work to split the premises to create individual retail units. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make any investigations through their legal advisors.

## Legal Costs

Prospective tenants will pay the landlords reasonable legal costs to prepare any lease. Subject to a maximum of £950 plus VAT.

## Price

Annual rent sought for the units are as follows: **Unit 1:** £13,500 **Unit 2:** £5,900; **Unit 3:** £5,400; **Unit 4:** £3,900.

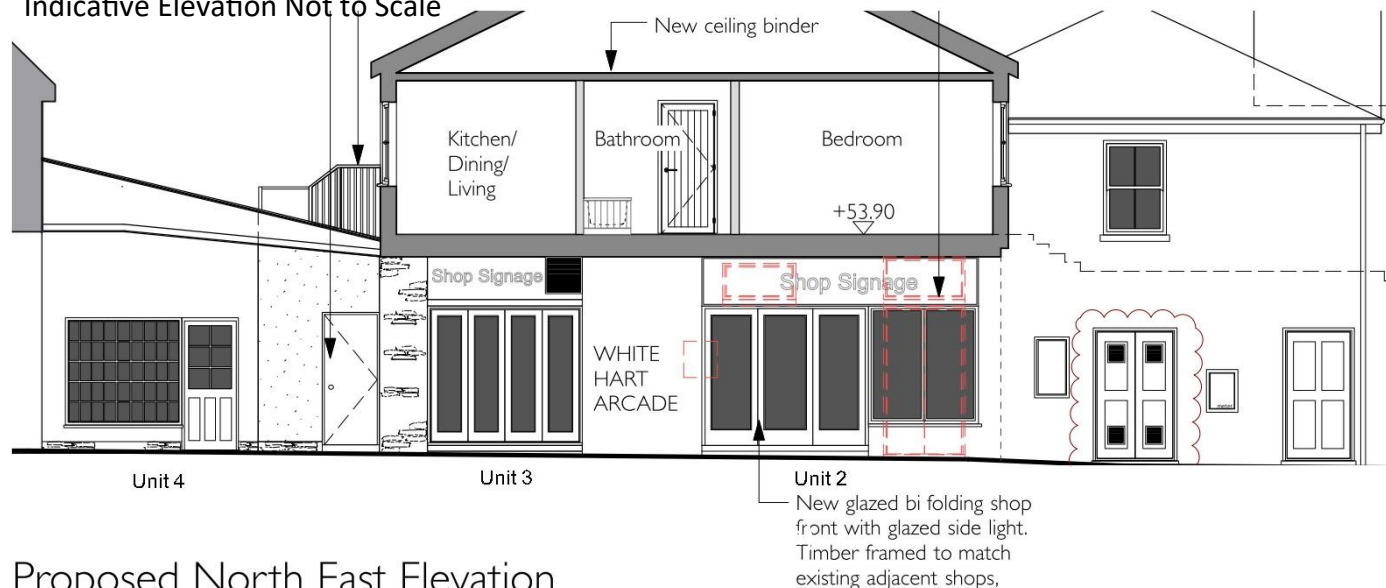
## Terms

Units are available on an effective full repairing and insuring basis. The proportional cost of buildings insurance will be paid by the Tenant (estimated premium to be confirmed). Repairs and maintenance of the building will be split proportionally with other occupiers (terms can be negotiated). The landlord envisages a lease term of three years or more. The units will be available with vacant possession.

## Business Rates

The individual units will need to be revalued for rates upon completion of the proposed work. Information concerning how rates are calculated are available on the [Cornwall Council website](#). It is likely prospective tenants could be eligible for small business rates relief (to be confirmed with Cornwall Council prior to agreeing terms).

Indicative Elevation Not to Scale



Proposed North East Elevation



Existing North East Elevation



Existing North East Elevation



## EPC

The property has an EPC rating of “D”, certificate reference number 9458-3098-0980-0100-5495, which is available to view and download online at <https://www.ndepcregister.com/>. It is understood the individual units 2-4 are likely to be exempt from requiring EPC's on account of their size.

## VAT

The property is not elected for VAT and as such VAT will not be chargeable on the rent.

## Rights

There will be a right for tenants to utilise the communal bin store shown on the plan.

## Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

## Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire BSc(Hons) MRICS on:

**01208 812 812**

Brochure Dated 12.09.19



White Hart Arcade



Westgate Street & White Hart Arcade



Unit 3