

# FOR SALE/TO LET

Philips Rogers  
Commercial

Five storey former bank premises - 4,766 sq. ft

Offers in the region of £350,000 for the freehold interest or £29,500 for rental

Redevelopment/change of use potential

Modern upgrades to mechanical and electrical systems

Prominent town Centre/square location

Close to A30



13 Broad Street, Launceston, Cornwall, PL15 8AG

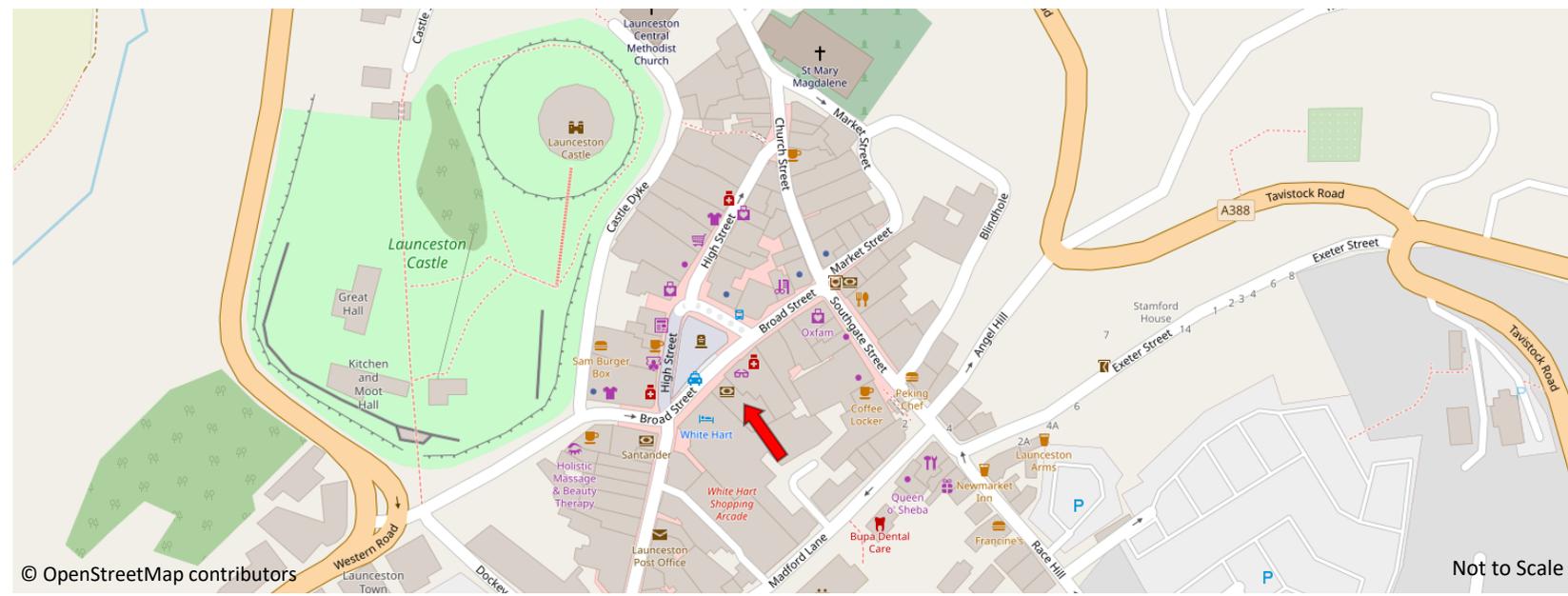
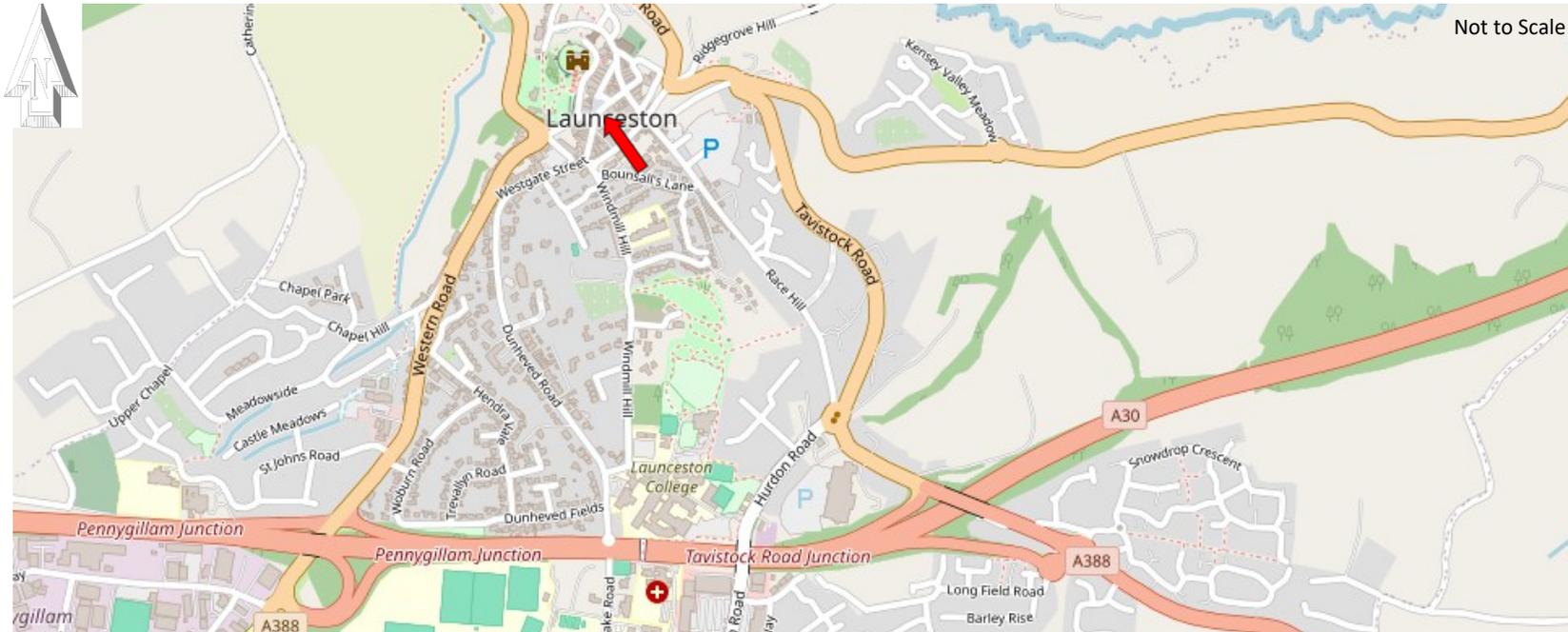
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 RICS®

## Location

Located centrally in the historic north Cornish town of Launceston, the building is situated within the town square near a number of local, regional and national retail premises, service providers and residential properties. The A30 dual carriageway can be joined in either direction approximately a mile away. Exeter, Plymouth and Truro are under an hour away by car.

## Description

The building is a former bank premises with significant floor space set over five floors. The front elevation is clad in granite and the interior is fitted with ornate period features throughout to include large sash windows to the front with secondary glazing to the first floor front elevation windows. The building includes an air source heat pump and air conditioning systems for heating and cooling and is fitted with automated lighting in many rooms with many other modern improvements throughout the building. The property is not understood to be listed albeit it is located in a conservation area. The premises could be suitable for alternative uses subject to obtaining appropriate planning consents.



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Not to Scale

## Services

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

**Electric**— The property has a three phase electrical power supply.

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

**Internet**— Superfast broadband is available in Launceston. Buyer/tenant to make enquiries as required.

## 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. Pennygillam Industrial Estate is under half a mile away and is home to a wide variety of local, national and international businesses who have chosen to locate to north Cornwall for economic and lifestyle advantages.

North Cornish beaches from 16.5 miles by road (Crackington Beach), Railway services are available at Okehampton railway station (20 miles) and Exeter airport services international and domestic flights (47 miles). The A30 dual carriageway can be joined approximately 0.7 miles and the A39 Atlantic Highway (13.8 miles). All distances are approximate and by road.



## Accommodation

The building is accessed from a large secure access door to an entrance lobby leading through automated folding doors on to a wheelchair accessible ramped corridor linking the former banking hall area and offices to the rear of the building. A security partition remains in place in the banking hall to separate the public areas from the cashiers area behind. The cashiers area leads to a staircase down to the basement strongroom which includes a large secure steel door and multiple safes for secure storage. The remainder of the ground floor includes multiple office/meeting room areas, storage rooms and a toilet facility to the rear. A centrally positioned ornate staircase and lobby area provides access to a large lightwell with an outbuilding for external storage and stairs leading up to the upper floors. The first floor of the building includes a large open plan room to the front with a decorative ceiling cornice and large sash windows to the front overlooking the town square with spectacular views of the town's 13th century medieval castle behind. The remainder of the first floor includes multiple rooms for office/meeting, staff/welfare and storage and communications. There is a large external lightwell/balcony area to the rear of the premises with glazed doors off one of the meetings rooms. The staircase continues up to the second floor which consists of multiple storage rooms. There is a further narrow staircase leading to a third floor space which has been used for storage in the past but does not appear to have been in use for some time. The majority of the building has been modernised over the years to include an air source heat pump and air conditioning for heating and cooling together with upgrades to lighting and other mechanical and electrical systems.

## Sizes

| <b>Approximate Areas (IPMS 4.2)</b> | <b>Square Metres</b> | <b>Square Feet</b> | <b>Metres</b>                    |
|-------------------------------------|----------------------|--------------------|----------------------------------|
| Basement                            | 30.37                | 327                | Individual room areas or scale   |
| Ground floor                        | 159.89               | 1,721              | plans are available upon request |
| First floor                         | 111                  | 1,195              |                                  |
| Second floor                        | 105.32               | 1,134              |                                  |
| Third floor                         | 36.14                | 389                |                                  |
| <b>Total</b>                        | <b>442.72</b>        | <b>4,766</b>       |                                  |

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of a stepped wall or obstruction such as column or boxed pipe for example. Areas and dimensions shown for new build units are subject to confirmation following construction.



## **Planning & Building Regulations**

The property does not have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants/purchasers should make investigations through their legal advisors as necessary to determine whether proposals require consent.

## **Legal Costs**

Each party will be responsible for their own legal costs.

## **Price**

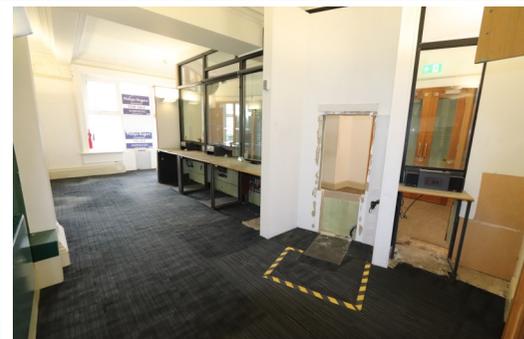
Offers in the region of £350,000 for the freehold interest or £29,500 per annum for rental.

## **Terms of Lease**

The property is available on a full repairing and insuring basis. The Landlord will recover the cost of insurance from the tenant (premium to be confirmed). The Landlord envisages a lease term of 10 years or more. The property will be available with vacant possession.

## **Business Rates**

The current rateable value (RV) is £15,500. The RV is as stated on the [VOA](#) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



## EPC

The property has an EPC rating of "B", certificate reference number 2576-6228-1398-5962-8708, which is available to view and download online at <https://www.ndepcregister.com/>

## VAT

The property is not understood to be elected for VAT.

## 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 on:

**01208 812 812**

Brochure Dated 24.10.25

