

# KIVELLS

20a & 20b Westgate Street  
Launceston, Cornwall, PL15 7AB



# 20a & 20b Westgate Street

Launceston, Cornwall, PL15 7AB

**Guide Price: £35,000**

Two separate Freehold shops spaces, formerly as one

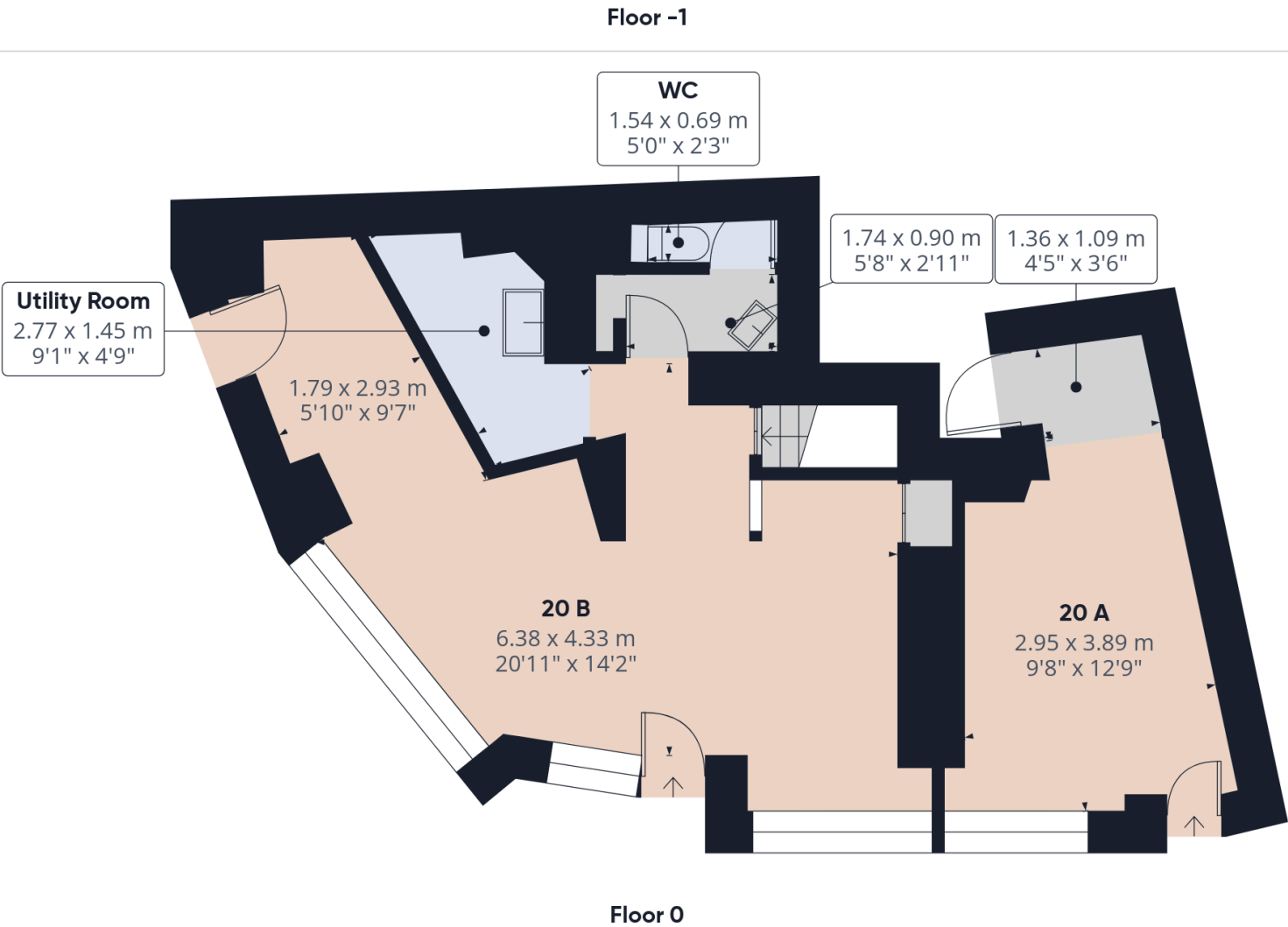
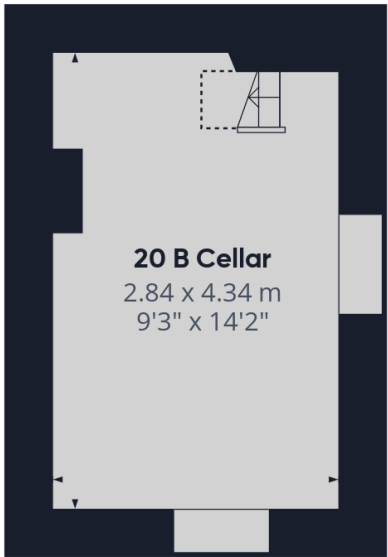
Grade II listed

In need of some refurbishment throughout

Prime town position

Offering huge potential

EPC - Both shops Band C



# Accommodation

## The Room Guide

### SHOP (20 B)

Entrance via wooden obscure door. Windows to the front and side elevation. Further wooden door leading to the street. Vinyl flooring and strip lights. Door leading into rear passageway. Door leading down to cellar and door into:-

### KITCHENETTE:

Strip lights, base units with stainless steel sink with mixer tap. Vinyl flooring.

### CLOAKROOM:

Wall hung sink with separate taps, tiled splash back, pendant light and vinyl flooring. Door into:-

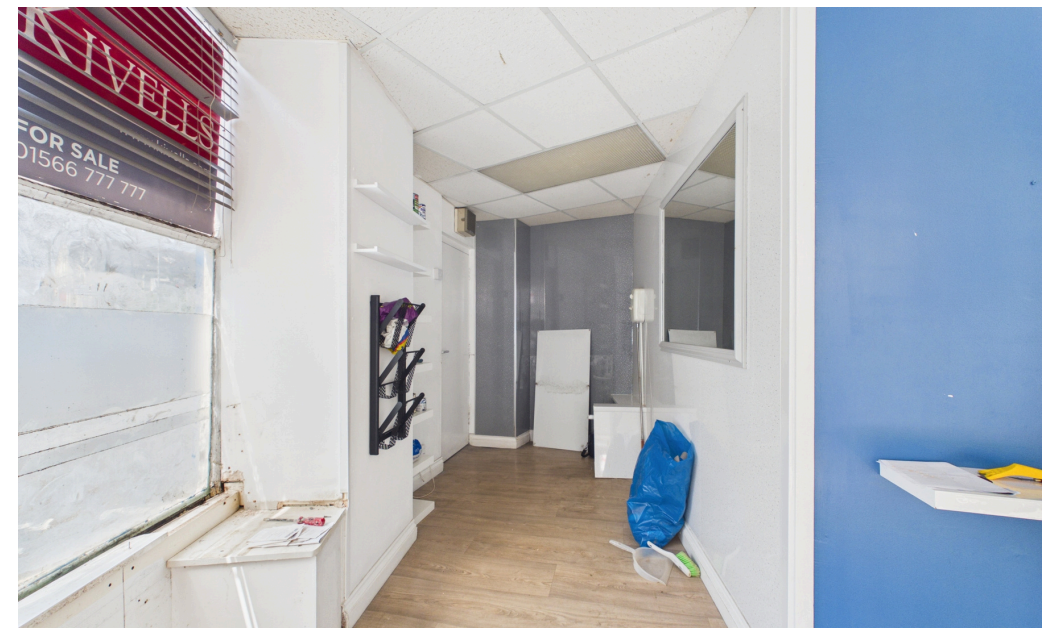
### W.C.:

Close coupled W.C, extractor fan and wall hung pendant light.

### SHOP (20 A):

Window to the front elevation and wooden door. Vinyl flooring, spotlights. At the rear of the shop space, there is a door leading to the rear passageway.

As you go through the rear passageway there is a W.C. and Store Room.



# Additional Information

## Useful Property Information

### SERVICES:

Mains Water | Mains Electric | Mains Drainage

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### TENURE:

The shops are Freehold, but the flats above are on a Leasehold and any new owner of 20A/20B will be responsible for any roof repairs.

### AGENTS NOTE:

The passage at the rear of the smaller shop is a right of way only for the Leaseholder of the flat above and does not form part of the 20 Westgate Street premises.

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### VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email [launceston@kivells.com](mailto:launceston@kivells.com) to book your viewing.

Virtual Tour available on request.

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### DIRECTIONS:

What3words: [/// guru.troll.trump](#)

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### DISCLAIMER:

EE RATING: C

BUSINESS RATEABLE VALUE:

£2,750 for 20a and £6,900 for 20b  
as at 1<sup>st</sup> April 2026 as shown on the  
Government web site.



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