

Launceston - Unit 2, White Hart Arcade, Broad Street PL15 8AA  
Retail Unit to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Launceston - Unit 2, White Hart Arcade, Broad Street PL15 8AA

## Retail Unit to Rent



### Property Features:

- Comprises ground floor retail unit
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with occupiers nearby including Costa Coffee, Halifax, NatWest, Barclays and many more.

### Property Description:

Comprises ground floor retail unit, forming part of a larger retail parade and providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Open plan retail, kitchen, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £120 per week (PCM: £520)

Deposit: £1,560 (3 Months)

### Rateable Value:

Rateable Value - £3,800 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



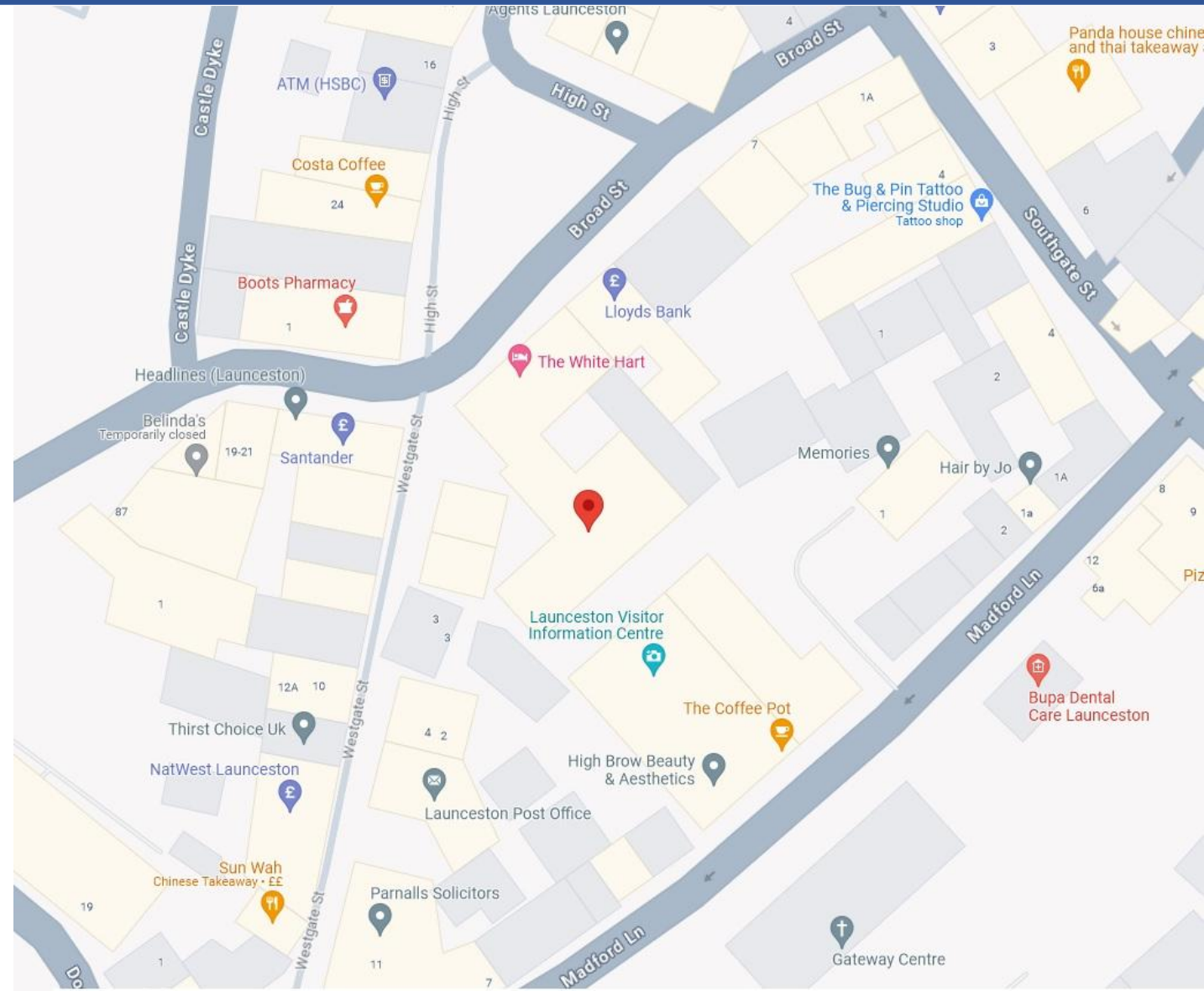
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### Location:

Launceston sits near the Cornwall / Devon border alongside the A30 dual carriageway spine road for the two Counties and enjoys an excellent balance of travel distance to all parts of Cornwall and Devon. The town has a gorgeous town centre featuring a high percentage of listed buildings with a traditional central square. The White Hart Arcade takes access just off this square and links to Madford Lane which is a street offering free car parking much used by locals. Consequently, the White Hart Arcade is one of the main pedestrian footways into the town centre and being covered is also a very popular access during inclement weather. The Arcade has a successful trading record with almost full occupancy since it's creation some 40 years ago.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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