

18 Church Street
Launceston
PL15 8AP



Guide Price - £160,000



Changing Lifestyles

01837 500600

18 Church Street, Launceston, PL15 8AP.

Prime Launceston Investment Opportunity, with fully-let commercial unit with two flats generating £18,600 per year...



- Grade II-Listed Town Centre
- Prominent Church Street Location
- Ground Floor Commercial Unit
- First Floor Residential Flat
- Top Floor Spacious Flat
- Secure Rental Income Streams
- Total Income £18,000 (Gross Yield 9.5%)
- Period Features Throughout Property
- High Footfall Retail Area
- Easy Access A30 Links
- Investment With Long-Term Potential
- Council Tax Band - A / A
- EPC - E / E



Situated in the bustling and historic centre of Launceston, just a short stroll from the town square and beneath the imposing Norman castle, this handsome Grade II-listed property offers a rare opportunity to acquire a fully-let freehold building with immediate income and long-term potential.

Steeped in character, the mid-19th century façade features an elegant stucco finish, period sash windows and an attractive shop front believed to date from around 1900. The building enjoys a prominent position on Church Street, one of the town's principal retail thoroughfares, benefitting from excellent footfall and visibility.

The ground floor comprises a bright and inviting commercial unit, previously home to a well-established jeweller, with large display windows and ample space for retail or office use. To the rear, there is an additional office area and access to a useful basement for storage. This unit is currently let at £500 per month, providing a steady and secure income.

Above, the first and second floors are arranged as two self-contained residential flats, both with private entrances from the rear. The first-floor flat offers a flexible layout with a bedsit/lounge, fitted kitchen, shower room and an additional room suitable as a bedroom or study, plus a separate cloakroom. It is currently let at £480 per month. The top-floor flat features a lounge, kitchen, double bedroom, bathroom and an attic room offering extra living or storage space, with the tenancy currently producing £570 per month.

In total, the property generates a gross annual income of approximately £18,600, representing a healthy yield for investors. With the town's consistent demand for both residential rentals and central commercial premises, this is a low-maintenance investment with proven returns.

Launceston itself is a thriving Cornish market town with a strong sense of community, a mix of national and independent retailers, and easy access to the A30, linking Exeter to the east and the rugged Cornish coast to the west. The surrounding countryside, including Bodmin Moor, offers stunning scenery, while the nearby north coast beaches are within easy reach.

Whether you are looking to expand your portfolio, secure a commercial base with additional rental income, or acquire a heritage building in a sought-after location, 18 Church Street presents an exceptional and reliable investment. Viewing is highly recommended.

Changing Lifestyles

Situated in the historic town of Launceston, often referred to as the "Gateway to Cornwall," the area offers a wide range of traditional amenities including supermarkets, a Post Office, leisure centre, library, public houses, and a variety of independent shops, cafes, and restaurants. The town is rich in heritage, dominated by its Norman castle, and hosts regular markets alongside seasonal events.

Launceston also benefits from primary and secondary schools, a community hospital, dental practices, veterinary surgeries, and a thriving local arts scene. The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor pursuits.

For a more extensive choice of shopping, leisure, and employment opportunities, the cathedral city of Exeter lies to the east via the A30 dual carriageway, which also links westward towards Cornwall's stunning coastline and attractions. Exeter offers mainline rail services, an international airport, and direct access to the M5 motorway.



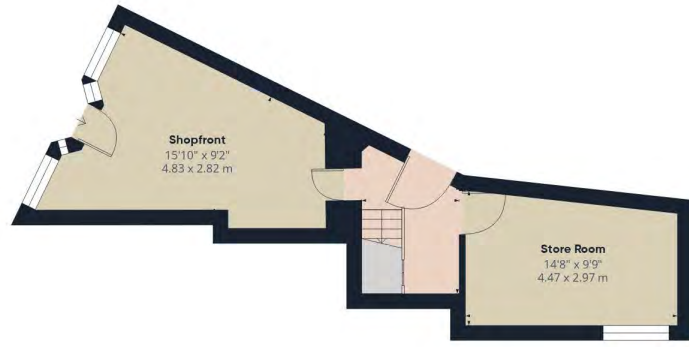
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

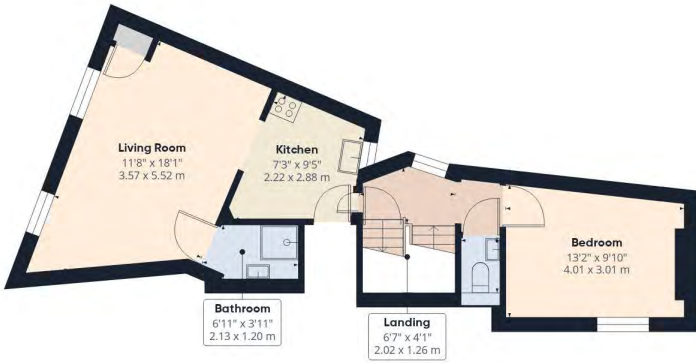




Floor -1



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1426 ft²

132.4 m²

Reduced headroom

43 ft²

4 m²

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.