



Bond
Oxborough
Phillips

Changing Lifestyles

18 Church Street
Launceston
Devon
PL15 8AP

£525 per calendar month

Scan here for
our Virtual Tour:



Changing Lifestyles

What3Words ///printout.profitd.surveyors

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okehampton@boproperty.com



An excellent opportunity for a retail outlet in the heart of the town centre of Launceston, in a prominent position, which comprises of a total of 400.31 sq. ft. The premises itself sits in the heart of locally run businesses, and offers large window frontage, and store room to the rear.

Water bills to be included.

EPC - TBC

In addition to the first months rent a deposit of £500.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website www.depositprotection.com

Please Note Permitted Payments:

- One weeks holding deposit to secure property. This will go against the first months rent providing that you do not withdraw your application or do not disclose vital information.
- £50 Inc VAT administration fee for any changes to the tenancy (when requested by the tenant).
- Early termination fee (only when agreed in writing from the landlord), £50 Inc VAT administration fee plus any agreed reasonable costs (as agreed with landlord).
- Lost Keys / Security Devices, replacement will be charged at cost to the tenant. Charges can be upto £50 Inc VAT.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date. Charged at an annual percentage rate of +3% above the base rate.

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.