

18 BROAD STREET, LAUNCESTON, PL15 8AQ

AUCTION GUIDE PRICE £100,000 - 120,000 + FEES

Miller Commercial

Chartered Surveyors and Business Property Specialists

TO BE SOLD AT AUCTION:
For sale via National Online Auction on Tuesday 7th May2026, ending 24 hours later. For details please visit: Launceston, Cornwall, PL15 8AQ - Online Auctions

LOCATION:
Launceston is an historic capital of Cornwall and is situated alongside the A30 close to the border with Devon. It has an agricultural heritage being situated between Dartmoor and Bodmin Moor and is a local centre for retail and commerce.

The premises are situated within a prime position within the town centre fronting Launceston Town Square. Nearby there is a good mix of national and independent retailers.

DESCRIPTION:
A substantial commercial building centrally located within the town of Launceston.

The property is arranged over four floors, comprising basement, ground floor and two upper floors.

Formerly occupied by HSBC Bank, the property is now offered for sale with vacant possession and may lend itself to a variety of alternative uses, including commercial or potential residential conversion, subject to the necessary planning permissions and consents.

SCHEDULE OF ACCOMMODATION:
GROUND FLOOR
Former Banking Hall with Partitions
Office/Meeting Room
Office/Meeting Room
Rear Access

FIRST FLOOR
Office
Office with Fitted Kitchen Units (Staff Kitchen)
Office with Sink & W.C.

SECOND FLOOR
Office/Storage Room
Office/Storage Room
W.C.

BASEMENT
Former Bank Vault

TENURE:
Freehold

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the rateable value as £17,000 effective 1 April 2026. To find out how much business rates will be payable please visit the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (81).

CONTACT INFORMATION:
Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk or

Auction House South West on 03456 461361

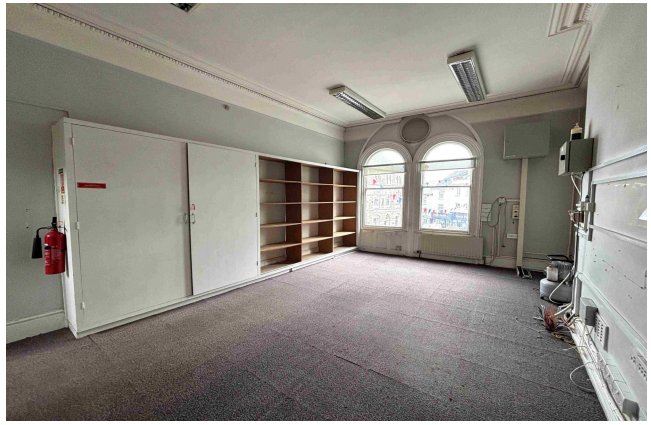
VIEWINGS:
Regular block viewing sessions will be provided in the lead up to the auction. Please telephone Auction House South West on 03456 461361 to request a viewing.

NOTICE TO BIDDER:
Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction

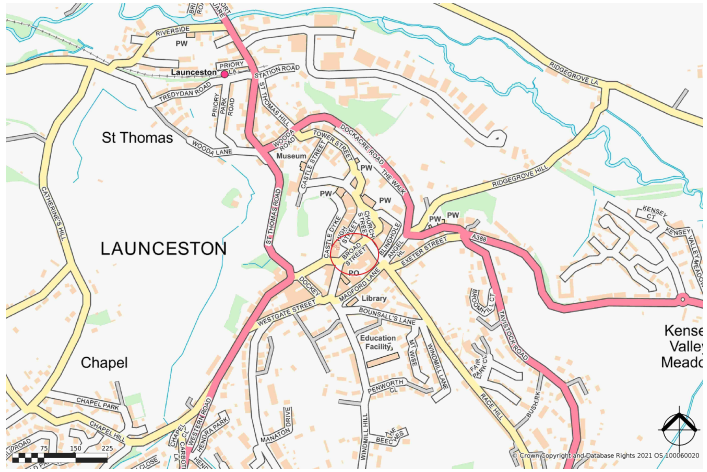
Auction House SOUTH WEST













AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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