



# 1 Southgate Place

Launceston, Cornwall, PL15 9DX



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£75,000 Guide Price

For sale by public auction on Wednesday 24th June 2026 at 7pm

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Grade II listed former Café and separately accessed two bedroom maisonette

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Separately accessed events space on lower ground floor

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Prominently located in Launceston town centre

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Suitable for a variety of uses and businesses, subject to planning consents

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EPC - D & B

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The premises are Grade II listed and set across four storeys including a separately accessible events space, formerly known as "The White Room" on the lower ground floor, former café on the ground floor and separately accessed two bed maisonette.

The former café briefly comprises; reception room, commercial kitchen, dining room, two W.C's and store. The White Room, accessed via an exterior side entrance, offers additional space suitable for a variety of purposes. The separately accessed maisonette comprises; kitchen/diner, lounge, two bedrooms, bathroom and shower room.

### Situation

The premises fronts Southgate Street, just past the one-way system around Launceston town centre and adjacent to the Southgate Arch. The Town Square is close-by and offers a full range of business and retail facilities.

Launceston, on the Cornwall / Devon border enjoys a good balance of travel distance to all parts of the two Counties by virtue of the nearby A30 dual carriageway. Eastwards (42 miles) is the city of Exeter providing intercity rail link, international airport and M5 motorway link. Southwards (28 miles) is the city of Plymouth providing continental ferry port and intercity rail link.



## COMMERCIAL AREAS

### PORCH

Space for table and chairs, providing an area for outside seating. Entrance via door into: -

### RECEPTION ROOM

Large windows to front and side elevations. Space for a range of furniture, radiator and steps leading up to: -

### COMMERCIAL KITCHEN

Range of base and eye level units with worksurface above having inset stainless steel sink, drainer and separate stainless steel taps. Space for a range of fridge / freezers, dishwasher and appliances. Commercial extraction unit. Tiled surround for ease of maintenance.

### DINING ROOM

Windows to side and rear elevations. Counter with shelving below. Space for a numerous tables and chairs.

Stairs lead down from RECEPTION ROOM into: -

### HALLWAY

Access to all rooms on the lower ground floor.

### W.C

Low level W.C., hand wash basin with separate stainless steel taps and tiled surround. Built-in storage cupboards.

### STORE

Obscure window to side elevation. Work surface with storage below. Space for a range of fridge / freezers.

### W.C

Low level W.C., hand wash basin with separate stainless steel taps and tiled surround. Wooden panelling.

## EVENTS SPACE

Accessed via separate wooden door to the side of the property: -

### THE WHITE ROOM

Currently used as a separate events space but suitable for a variety of purposes. Windows to side and rear elevations. Space for a range of dining room furniture. Exposed wooden beams.

### W.C

Low level W.C., hand wash basin with stainless steel tap and tiled surround.

## MAINSONETTE

Accessed via a sperate entrance from the PORCH, stairs rise to first floor: -

### BEDROOM ONE

Window to front elevation. Fireplace with slate hearth, storage cupboards, radiator and carpeted.

### BEDROOM TWO

Window to side elevation. Space for a double bed. Exposed wooden beams, carpeted and radiator.

### BATHROOM

Obscure window to rear elevation. Low Level W.C., hand wash basin with stainless steel taps and tiled surround and electric shower with detachable showerhead and glass shower screen. Radiator.

Stairs rise to second floor: -

### KITCHEN / DINER

Dual aspect windows to front and rear elevations. Range of base and eye level units with worksurface above having



inset stainless steel inset sink with mixer tap, space for cooker, under counter fridge, freezer and washing machine / tumble dryer. Space for a dining table. Carpeted / laminate flooring. Radiator.

### SHOWER ROOM

Low Level W.C. with tiled surround, hand wash basin with separate stainless-steel taps and electric shower with detachable showerhead and glass shower screen. Loft Hatch.

### LOUNGE

Dual aspect windows to side and rear elevations. Space for a range of living room furniture. Fireplace with wooden mantle. Built-in storage cupboard. Carpeted.

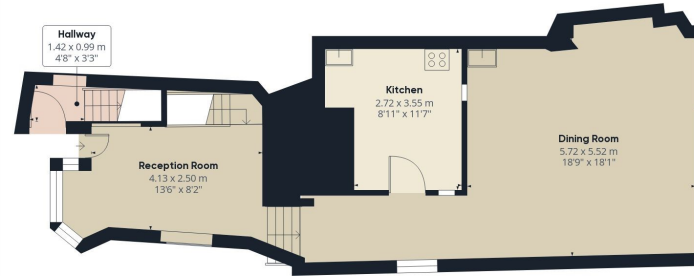


Floor plan

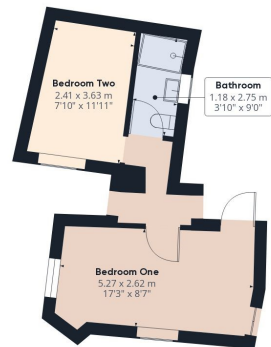
Floor plan for identification purposes only, not to scale



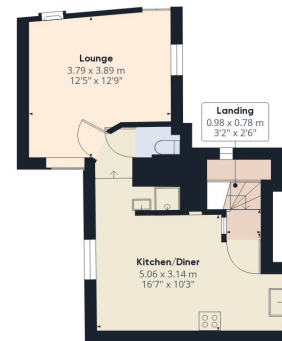
Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>  
 171.74 m<sup>2</sup>  
 1848.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 24th June 2026 at 7pm.

### Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26<sup>th</sup> June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

### Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

### Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are

owed in addition to the buyer's administration fee will be included within the legal pack.

### Solicitor

WBW Solicitors of Launceston. Mrs Helen Davies.

### Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

### Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

### Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the

boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

### Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

### Land Plan

Not to scale and for identification purposes only.

### Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

## Services

Mains electricity, water and drainage. We have not tested any of the service installations and all interested parties should satisfy themselves as to their working order / suitability. The 'White Room' does have its own independent electricity supply, entrance and letter box.

**Agents Note:** Please note , we are aware of a recent water ingress to the lower floor.

⚡ EE Rating - D for Residential and B for Commercial

Business Ratable Value - £4,600 Current rateable value 1st April 2023 to present. (Source: [Summary valuation - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.tax.service.gov.uk/summary-valuation)).

£ Council Tax Band—A

/// Directions - What3Words – [manages.avocado.dolly](https://www.what3words.com/)

📍 Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](https://www.kivells.com).

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