



RESTAURANT G'S

LAUNCESTON  
FRYERS  
Fish & Chips  
Restaurant & Takeaway

Produce  
Eggs  
Produce

CHINESE

RESTAURANT

G'S

GRACE, ENHANCE,  
EMBELLISH

8 WESTGATE STREET, LAUNCESTON



# 8 WESTGATE STREET LAUNCESTON CORNWALL PL15 7AB

- Popular establishment with an excellent local reputation
- Consistently rated 5 stars on TripAdvisor
- Prime town centre location with strong footfall and visibility
- Fitted and well-equipped throughout, designed in a stylish bistro environment for 72 covers
- Substantial freehold property
- Approved plans for potential conversion or expansion (subject to planning) taking advantage of Castle views
- Opportunity to increase revenue through extended hours or events
- Ideal for owner operators

**FREEHOLD : £275,000**



## LOCATION

Launceston is a traditional market town, positioned on the Cornwall/Devon border immediately adjacent to the A30 trunk road. The town has a resident population in the order of 11,000 persons, with a catchment significantly in excess of this. The town is pivotal in the local economy, lying between the city of Plymouth on the south coast, and the coastal resort of Bude to the north. The town has a mix of retail occupiers including national retailers Superdrug, Co-Op and Costa Coffee, and is also well represented by local retailers within both prime and secondary retail areas.

This café/bistro is located at the northern end of Westgate Street, a thoroughfare linking Westgate Car Park to the town centre, and providing access towards High Street and Broad Street.

## DESCRIPTION

Restaurant G's is a substantial freehold property arranged over four floors, with a ground-floor restaurant and bar which is attractively fitted out offering 20 covers. The restaurant boasts 5\* TripAdvisor reviews and is a popular dining venue, known for its themed and music nights. To the rear of the main restaurant steps lead to a mezzanine snug room (14 covers), as well as customer toilets. An internal staircase leads from the restaurant to an open-plan first floor, with a feature stone wall, which offers additional seating for approximately 36 covers and a customer toilet.

The lower ground floor comprises a cellar, storage areas and a commercial kitchen, fitted out with stainless steel worktops, gas cooker, a combi-oven and a range of fridges and fryers. A separate access from this level leads to a private alleyway that connects to Western Road.

The second floor of the property includes two staff areas with shower facilities, which could potentially be used for private residential purposes, subject to confirmation.

In total, the property extends to a gross internal floor area of approximately 212 sq m (2,282 sq ft).

Planning consent was obtained under application PA21/06776 (now expired) for extensions and alterations to the rear kitchen and first-floor seating area, to create a part indoor/outdoor style terrace. Conditional approval was granted on 13 April 2022.

<https://planning.cornwall.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=QVIR5DFGHF600>

## ACCOMMODATION

(Areas are approximate)

Total Gross Area - 212 sq m (2,282 sq ft)

## SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.

## PRICE

Freehold with vacant possession £275,000.

## EPC

EPC Rating : C

Certificate Number : 0940-1966-0348-8270-1020

Valid Until : 15 April 2028





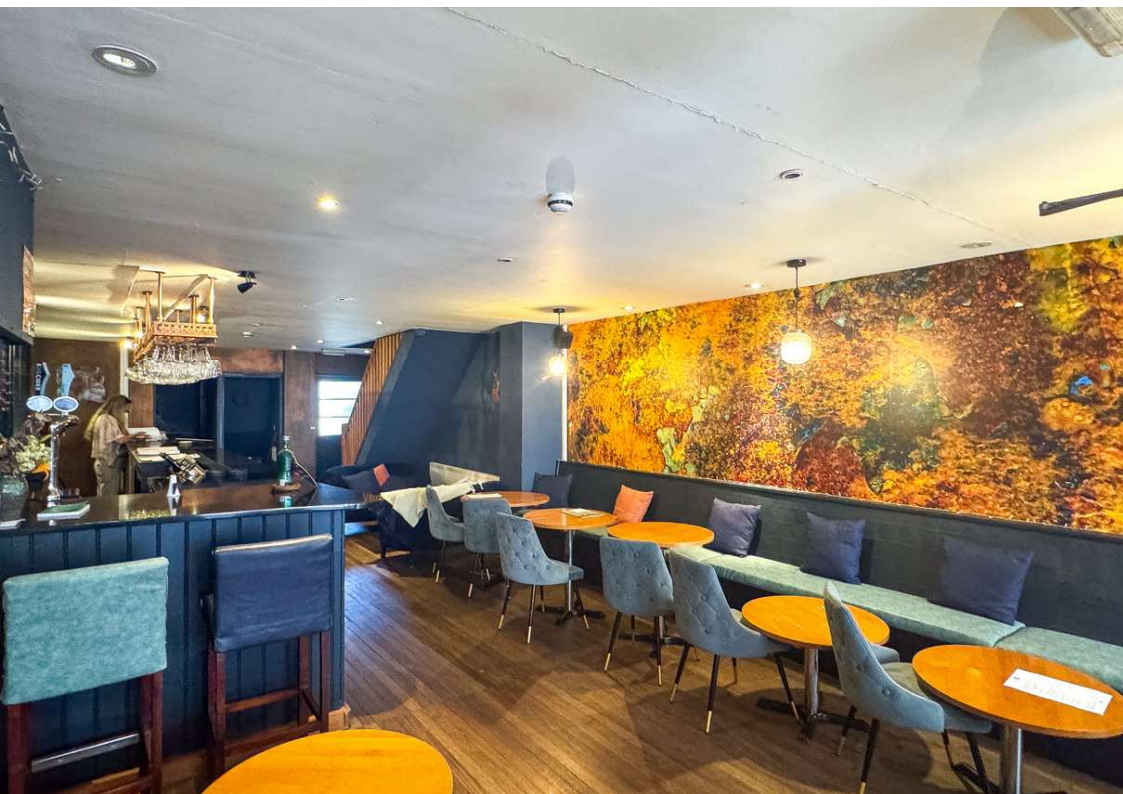
## BUSINESS RATES

Current rateable value (2026 List) **£10,750**

Prospective purchasers should make their own enquiries with Cornwall Council to confirm rateable values, rates payable and any small business rate relief or discounts available.

## ANTI-MONEY LAUNDERING REGULATIONS

Prospective buyers are to provide ID to comply with the current Money Laundering and Estate Agency Act regulations.



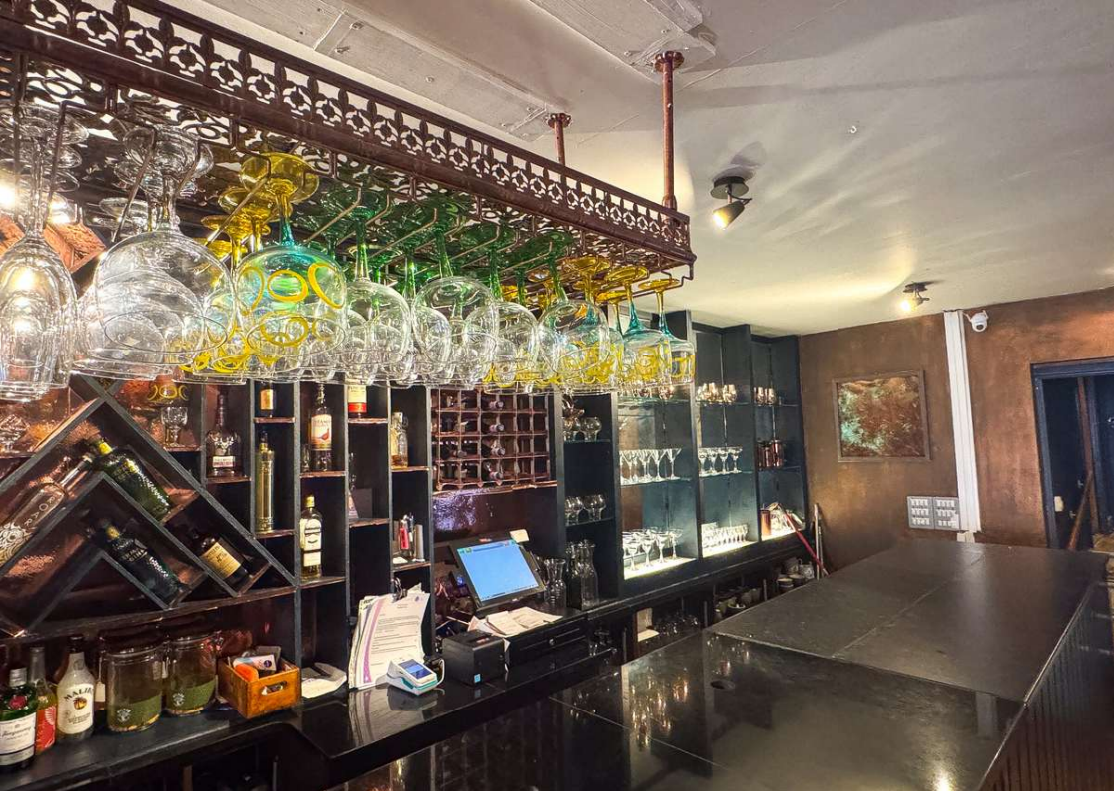
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

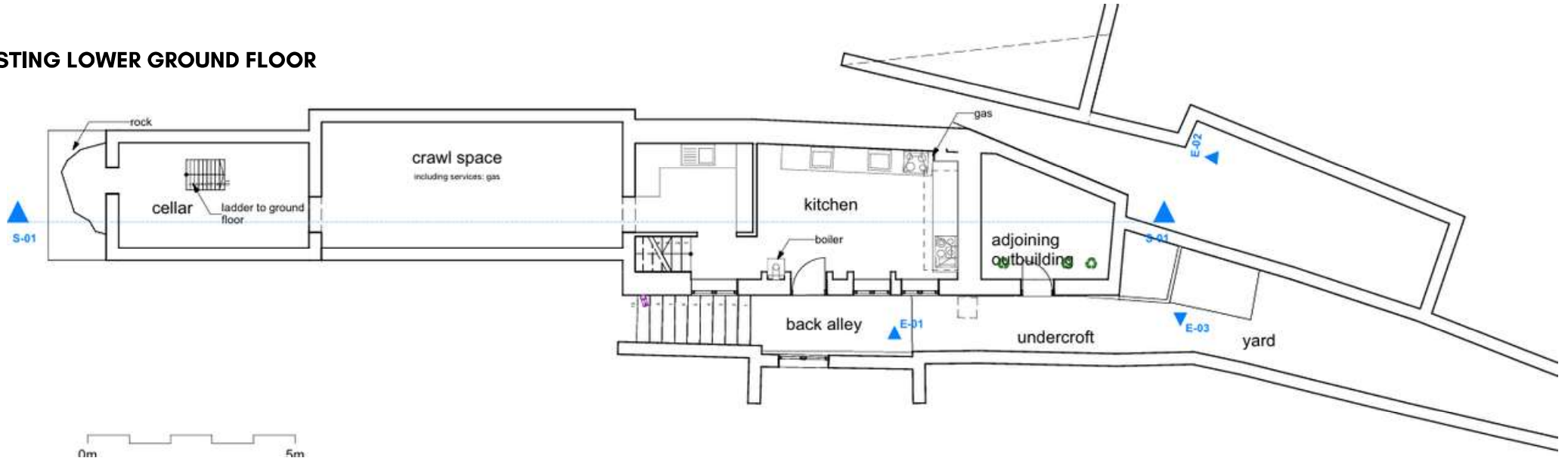
**FAO** : Carl Jenkin  
**TEL** : 07738 321134  
**EMAIL** : [Carlesbcproperty.com](mailto:Carlesbcproperty.com)



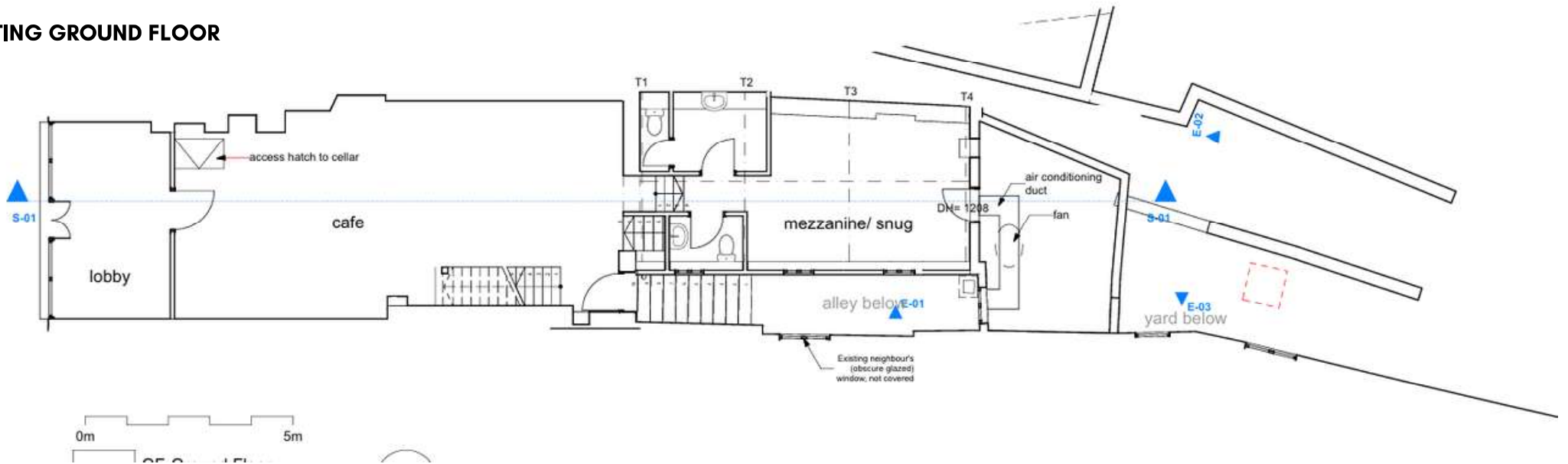


# PLANS

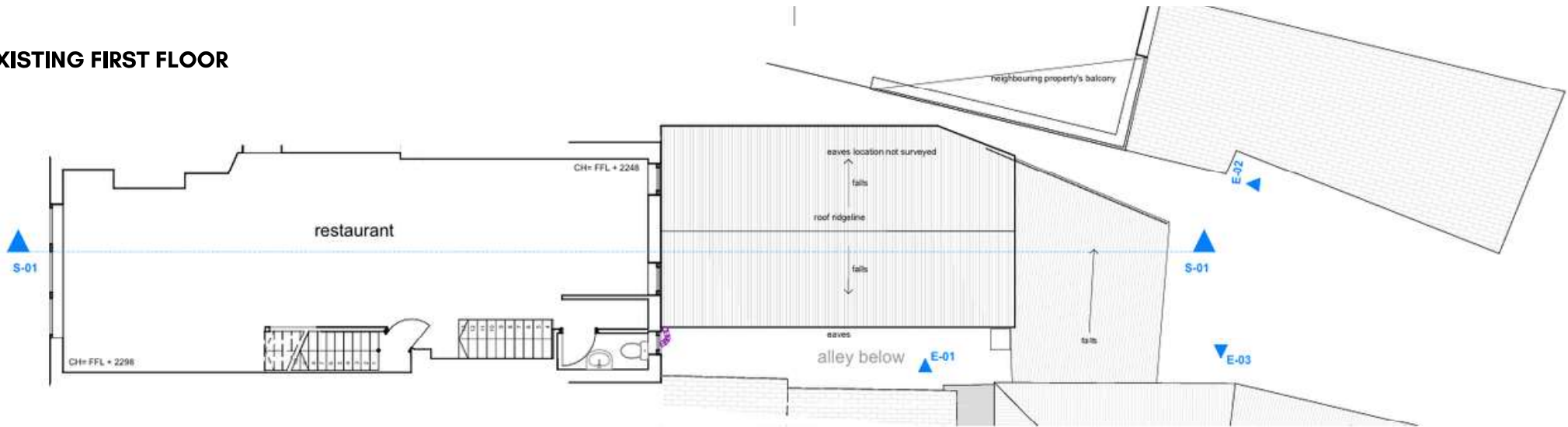
## EXISTING LOWER GROUND FLOOR



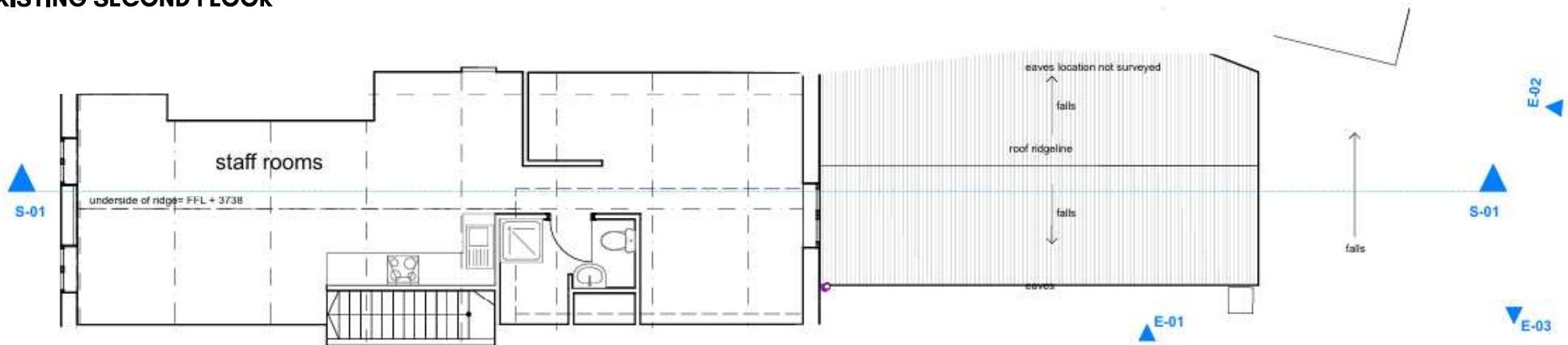
## EXISTING GROUND FLOOR



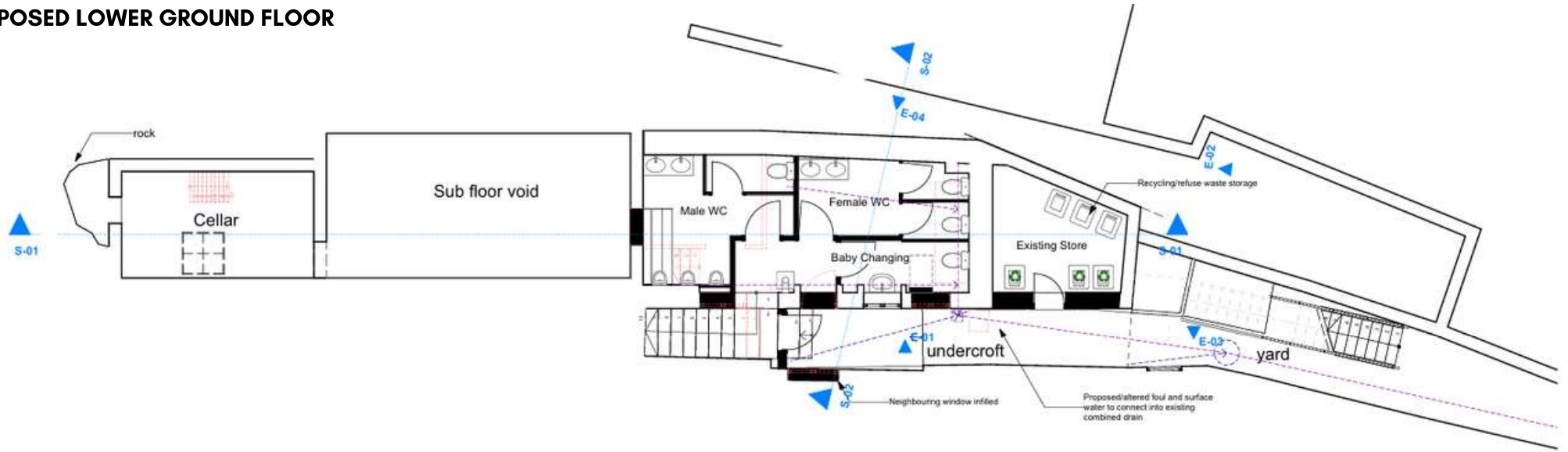
## EXISTING FIRST FLOOR



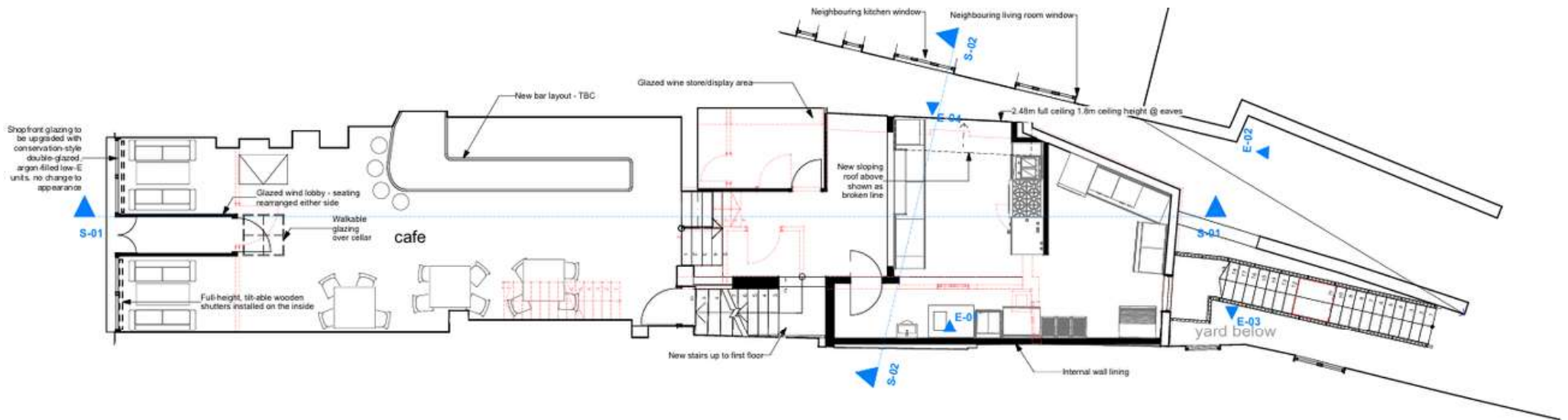
## EXISTING SECOND FLOOR



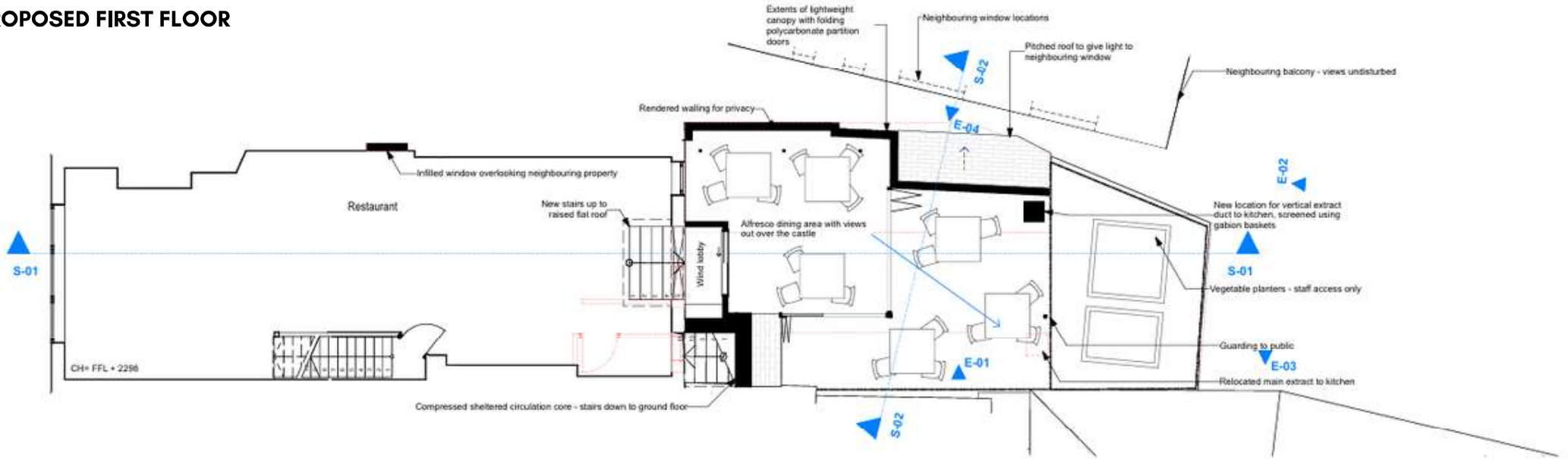
## PROPOSED LOWER GROUND FLOOR



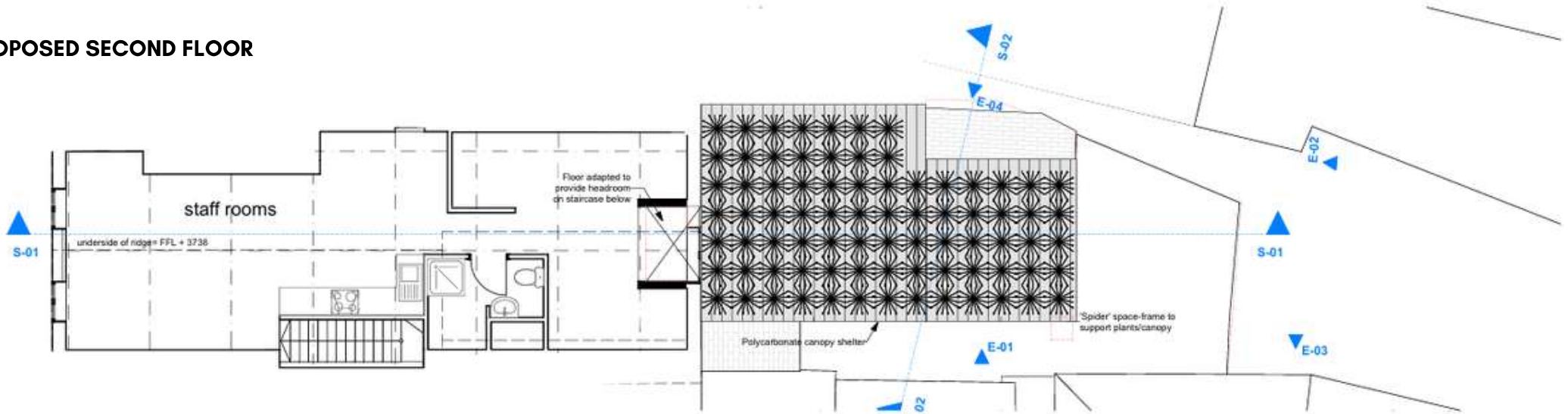
## PROPOSED GROUND FLOOR

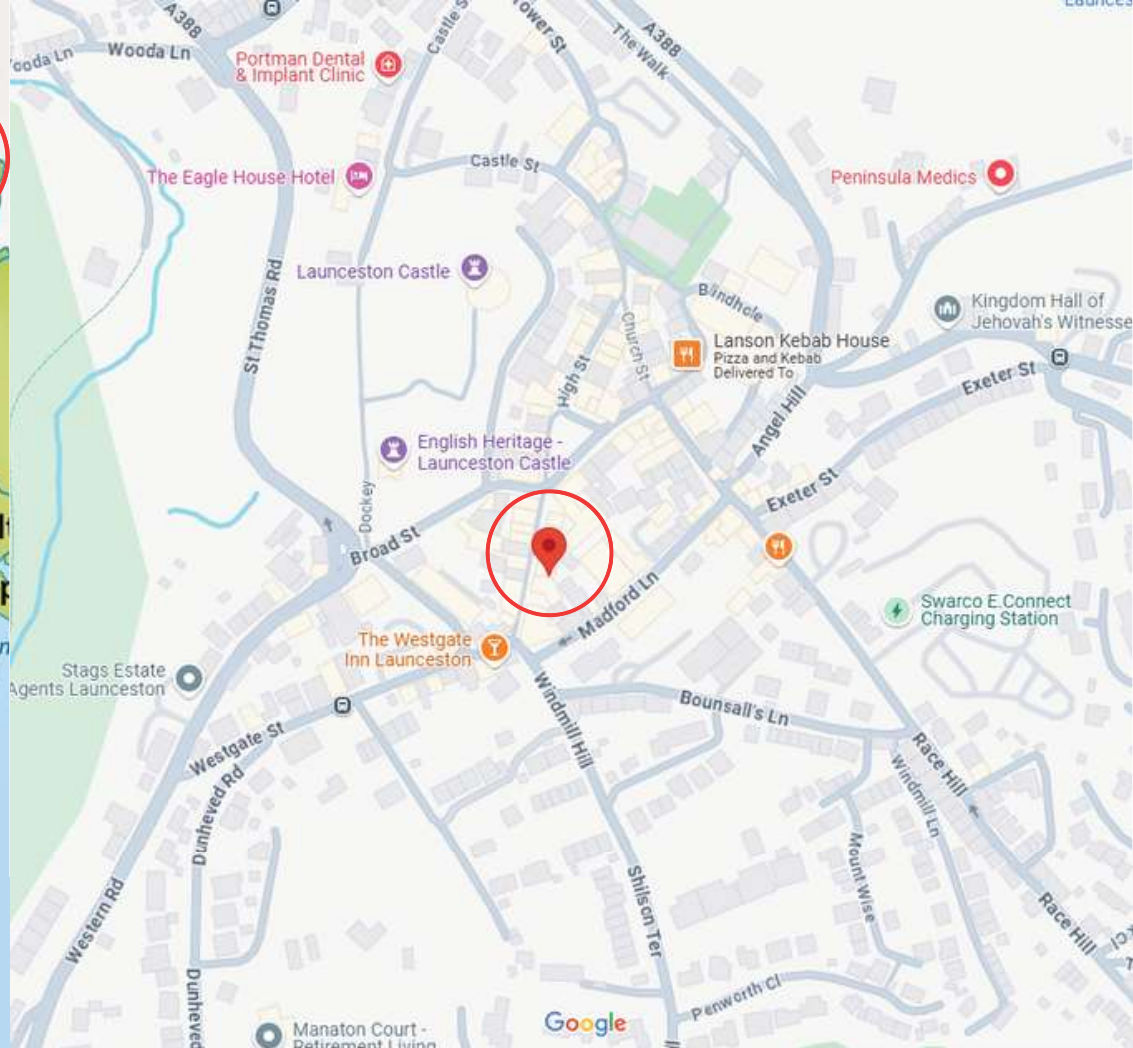


## PROPOSED FIRST FLOOR



## PROPOSED SECOND FLOOR





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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