



15 HIGH STREET, ST IVES



15 HIGH STREET ST IVES CORNWALL TR26 1RR (TR26 1RT)

- ST IVES TOWN CENTRE COMMERCIAL PREMISES
- GROUND AND PART FIRST FLOOR
- NET INTERNAL AREA 148 SQ M (1,593 SQ FT)
- PROMINENT CORNER POSITION, HIGHLY VISIBLE
- ATTRACTIVE STONE BUILDING
- REAR GARAGE
- SALES AREA, OFFICES, STORES, STAFF & WCs
- RETAIL, OFFICE OR 'E' USES CONSIDERED
- NEARBY OCCUPIERS INCLUDE BOOTS, WEIRD FISH, TIKI & ASPIGA AMONGST OTHERS
- NEW LEASE AVAILABLE
- FREEHOLD POTENTIALLY AVAILABLE



RENT - £50,000 PER ANNUM

LOCATION

The property is located within St Ives town centre, occupying a prominent central position fronting High Street with high volumes of both pedestrian and vehicular traffic from Tregenna Place. St Ives is one of Cornwall's most popular towns, with very high numbers of visitors throughout the year attracted to the town by its picturesque postcard harbour, its large safe sandy beaches, the town's restaurants, bars and cafes, the multitude and diversity of holiday accommodation, coastal scenery and visitor attractions to include the Tate Gallery.

Situated on the popular High Street area of St Ives, the property is in a prominent corner position on the junction of Tregenna Place. Nearby occupiers include Boots, Weird Fish, Tiki Surf, Aspiga, Trespass, St Austell Brewery's Queens and many other commercial occupiers.

DESCRIPTION

The premises comprise a ground floor commercial premises, formerly Barclays Bank, offering a ground floor sales area, air conditioning, three large display windows to the front, ancillary stores, strong rooms and office to the side and rear. Stairs lead to the first floor offering a staff room, WCs and plant room with a secondary exit route. To the rear of the property is a single garage, a rare and valuable commodity in St Ives where parking spaces are much sought after.

The accommodation is suitable for a variety of occupiers within E planning class, to include retail, restaurant, café, gallery, offices, clinics, beauty, with alternative uses considered.

The premises are available immediately with vacant possession. A well positioned commercial property ideally suited for a variety of occupiers, with a good sized ground floor sales area, store areas, staff facilities, and garage.

LEASE TERMS

Length : Term to be agreed
Repair : Proportional full repairing lease
Reviews : CPI / Market Value
Rent : £50,000 per annum
Use : E Class (alternative uses maybe considered)

ACCOMMODATION

The main details of the accommodation are as follows. All measurements and dimensions are approximate and should be checked\verified.

Ground Floor

Sales Area	92.7 sq m (998 sq ft)
Side Office	16.3 sq m (175 sq ft)
Strong Room\store	27.3 sq m (294 sq ft)

First Floor

2 x WCs	
Staff\Kitchenette	11.60 sq m (125 sq ft)

Net Internal Area 147.89 sq m (1,592 sq ft)

Garage Not measured

Please note areas are taken from Valuation Office website.

VAT

All figures are quoted ex VAT. We are advised that the property is not currently elected for VAT.



SERVICES

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

BUSINESS RATES

Rateable Value £33,750 (2023 Assessment). The tenant is responsible for the business rates. *Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.*



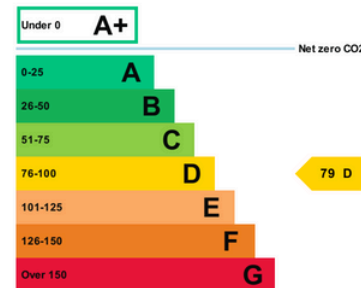
EPC

Certificate number - 9437-3021-0552-0200-5021

Expiry Date: 15 October 2025

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VIEWING/FURTHER INFORMATION

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

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

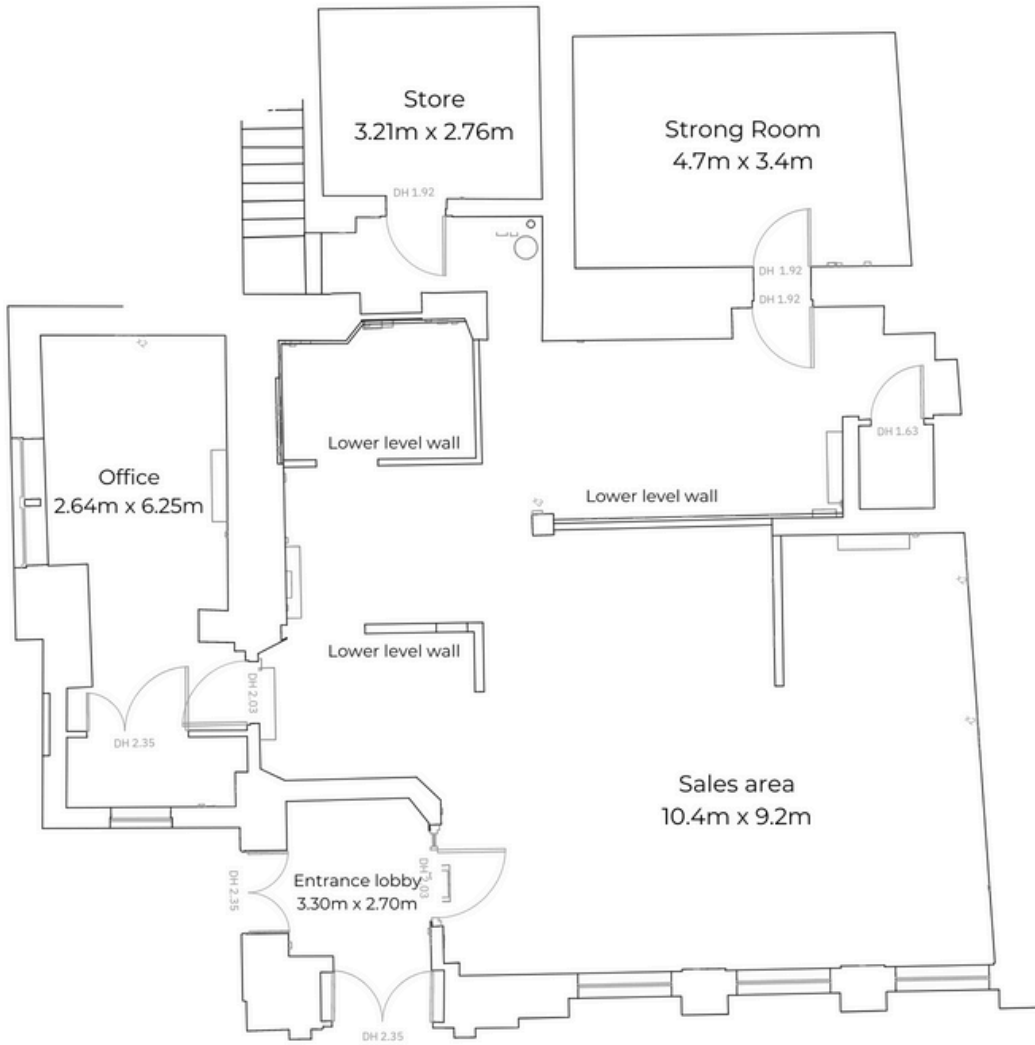


FAO : Barney Peters
TEL : 01872 277397
EMAIL: barney@sbcproperty.com

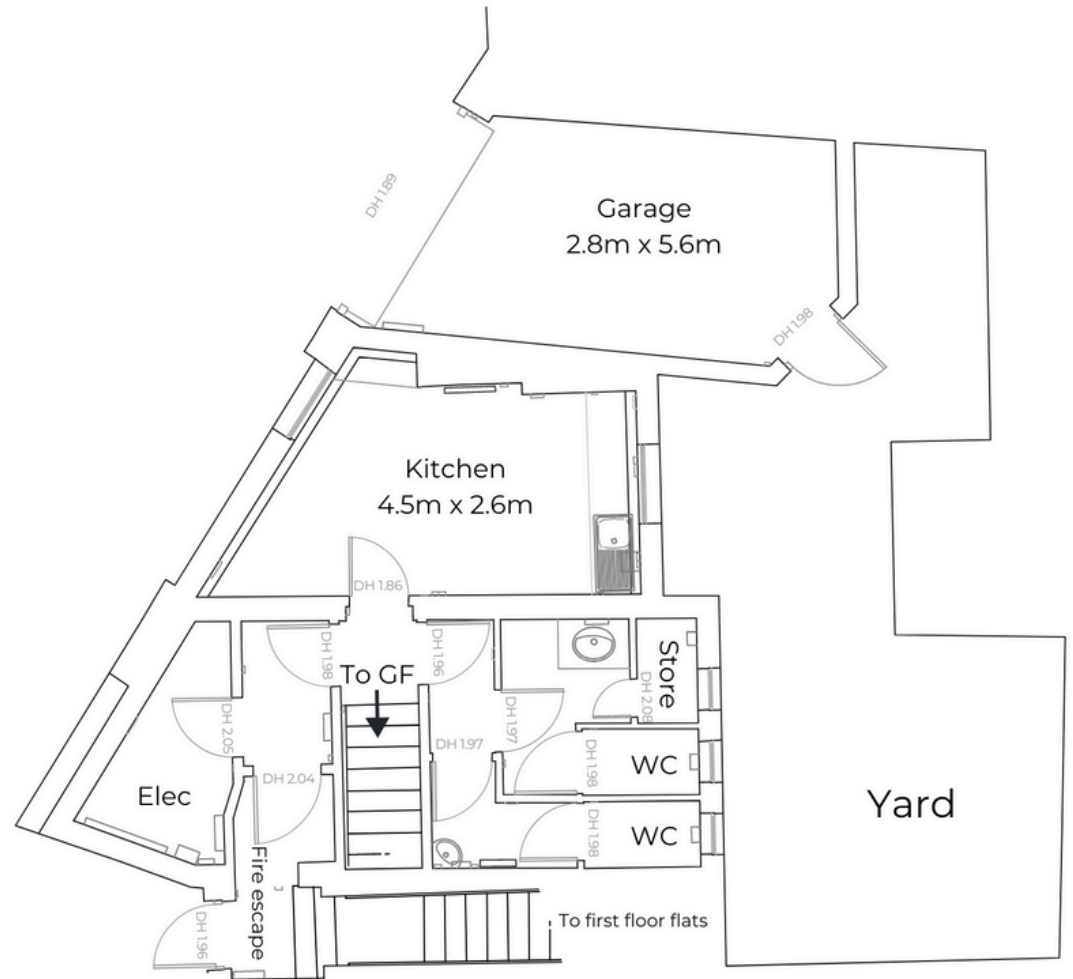


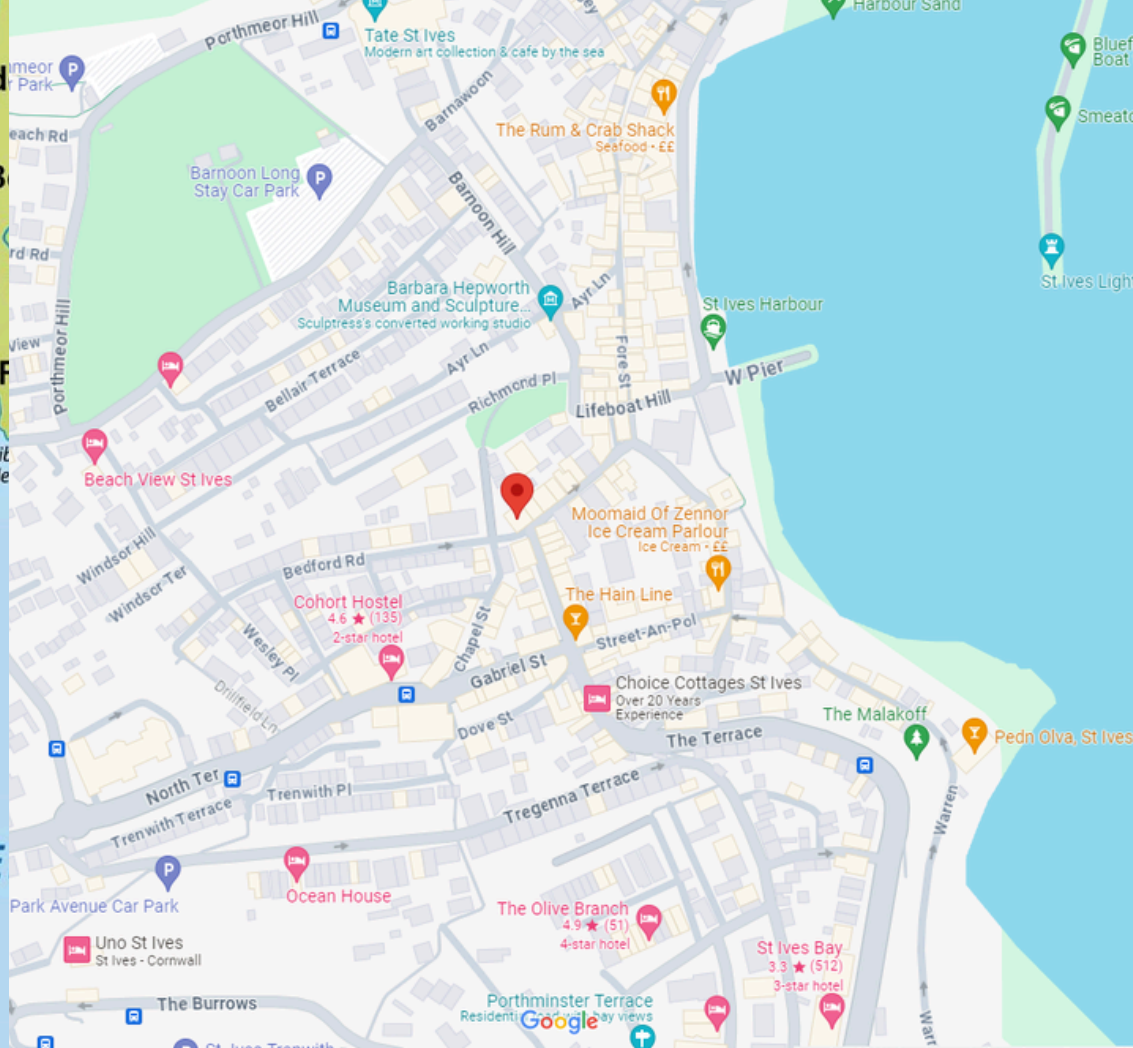
Plan not to scale, indicative purposes only to identify the property

Ground Floor



First Floor





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

T: 01872 245802

E: Barney@sbcproperty.com

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