

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: 4750

TO LET

**GRADE II LISTED CHARACTER SHOP
PROMINENT CORNER LOCATION IN CLOSE PROXIMITY
TO PRIME FORE STREET**

DIGEY COTTAGE, 1 THE DIGEY, ST IVES TR26 1HR

ASKING RENT OF £30,000 PER ANNUM



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Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

St Ives is one of the most characterful and busiest resorts in the south-west. The quaint harbour town is extremely popular during the summer season but also benefits from tourist trade throughout the year due largely to the Tate Gallery and its links with the artist community. The town is highly sought after by National, Regional and Local retailers and there are numerous respected restaurants, bistros and cafes.

SITUATION:

The property is situated in a prominent corner location at the junction between The Digey and Virgin Street and in close proximity, indeed visible from, Fore Street – the prime cobbled street on which retail units are highly sought after by national, regional and local outlets.

The immediate vicinity of the premises comprises a mix of small character shops, restaurants and holiday cottages, interspersed with local private residential accommodation, formerly fishermen's cottages. The Digey is a busy cobbled cut-through from the town centre to Porthmeor Beach and the very busy Tate Gallery.

DESCRIPTION:

The three-storey premises, a former dwelling and until recently used as a holiday cottage, comes to the market for the first time as retail premises and is presented in immaculate condition throughout. The property comprises large open plan ground floor accommodation with feature exposed beams, granite fireplace and fitted kitchen. The property has cottage style retail windows on two facades, visible from Fore Street. The first-floor comprises a small bathroom and store/sales room.

ACCOMMODATION: (All dimensions and areas are approximate)**Ground Floor**

Sales 31.3 m² (337 ft²)

First Floor

Sales/store 8.1 m² (87 ft²)

Bathroom – shower, WC and wash hand basin

LEASE TERMS:

The property is offered on flexible terms for a full repairing and insuring lease within the Landlord and Tenant Act with security of tenure.

RENT:

£30,000 (Thirty Thousand Pounds) per annum.

PREMIUM

Offers sought for the grant of a new lease inside the Landlord and Tenant Act.

BUSINESS RATES:

The property is presently assessed as self-catering accommodation with a Rateable Value of £3,350 (2023 Rating List). The property will be re-valued for its proposed retail use.

Rate relief is presently available for retail premises subject to qualification. Applicants should make their own enquiries with the charging authority to clarify the rates liability.

VAT:

We understand that VAT is not payable on the rent.

LEGAL COSTS:

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and execution of the lease.

SERVICES:

The property has full gas central heating.

MONEY LAUNDERING REGULATIONS:

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

ENERGY EFFICIENCY RATING

THE PROPERTY HAS AN ASSESSEMENT OF 65

Certificate Reference No. 7334-0827-8300-0209-5292



VIEWING:

Viewing arrangements may be made through sole agents Charterwood on (01872) 261216.

Contact Chris Waters – chris@charterwood.com
or Rosie Brenton – rosie@charterwood.com

The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
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