

**COMMERCIAL PROPERTY CONSULTANTS**

Ref. No: 4751

**RETAIL/OFFICE PREMISES  
FORMER PENBEAGLE STORES, 13-15 CORVA ROAD,  
ST IVES, TR26 2HZ**

**TO LET**

**Offered on a new lease at £15,000 per annum**



**Contact: Chris Waters or Rosie Brenton  
17a River Street  
Truro  
TR1 2SQ**

**Tel: (01872) 261216  
Email: [all@charterwood.com](mailto:all@charterwood.com)**

*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 single storey commercial property is situated in the centre of a residential area and within close proximity to access routes into the main harbour town of St Ives.

### **DESCRIPTION:**

The premises was previously used as a local convenience store and benefits from good retail frontage, open plan shop with a rear store room, kitchen and toilet facility. There is on street parking available to the front of the property and to the rear there is a fire exit which allows access to a small garden with a pathway for pedestrian access.

The property is suitable for any retail use or offices under Use Class E of the Town and Country (Use Classes) Order.

### **ACCOMMODATION: (All dimensions and areas are approximate)**

#### **Ground floor**

Total sales area	94.2 m <sup>2</sup>	(1,014 ft <sup>2</sup> )
Store room	9.0 m <sup>2</sup>	(97 ft <sup>2</sup> )
Staff room/kitchen	6.9 m <sup>2</sup>	(75 ft <sup>2</sup> )
Bathroom – 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:**

£15,000 (Fifteen Thousand Pounds) per annum.

### **BUSINESS RATES:**

Rateable Value £16,750 (1st April 2023).

The property will qualify for retail rate relief subject to qualification.

For further information regarding rates payable, contact Cornwall Council – Tel: 0300 1234171.

### **VAT:**

VAT will not be payable on the rent.

### **SERVICES:**

We have not tested the services connected to the premises and the ingoing tenant should carry out their own inspections.

### **PLANNING:**

Interested parties should make their own enquiries with Cornwall Council Planning Department to satisfy themselves that consent exists for the proposed use.

### **LEGAL COSTS:**

The ingoing tenant to contribute to the landlord's reasonable legal fees in dealing with the documentation.

### **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:**



**THIS PROPERTY HAS A RATING OF C (75)**

Certificate Reference Number: 9656-4939-2085-5856-4524  
Report Reference Number: 3942-1265-9021-5274-2201

## **VIEWING:**

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

Contact Chris Waters – [chris@charterwood.com](mailto:chris@charterwood.com) or Rosie Brenton – [rosie@charterwood.com](mailto: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.

**CHARTERWOOD** for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
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.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.