



FORMER WESTCOTTS GALLERY, WESTCOTTS QUAY, ST IVES, TR26 2DY

£450,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



LOCATION:

The premises are situated in a harbourside position fronting Pednolva Walk and Westcotts Quay which also adjoins The Warren a popular location for hotels including the Pedn Olva and Trevoze Harbour House and numerous holiday letting accommodation. This is a popular pedestrian route which connects the Cornish coastal path, Porthminster Beach and The Station with St Ives Town Centre.

DESCRIPTION:

The ground floor of a building which includes two dwellings (separately owned) above. The building is of stone construction with slate floors and centres around a small courtyard. The building includes a WC with shower and a kitchen and is otherwise open plan.

SCHEDULE OF ACCOMMODATION:

Gallery/Retail Space - 2031 sq.ft (188.7 sq.m)
 Kitchen 142 sq.ft (13.2 sq.m)
 WC with Shower
 Gas Central Heating

TENURE:

Freehold

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £21,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (30) and expires in December 2030.

VIEWING AND CONTACT INFORMATION:

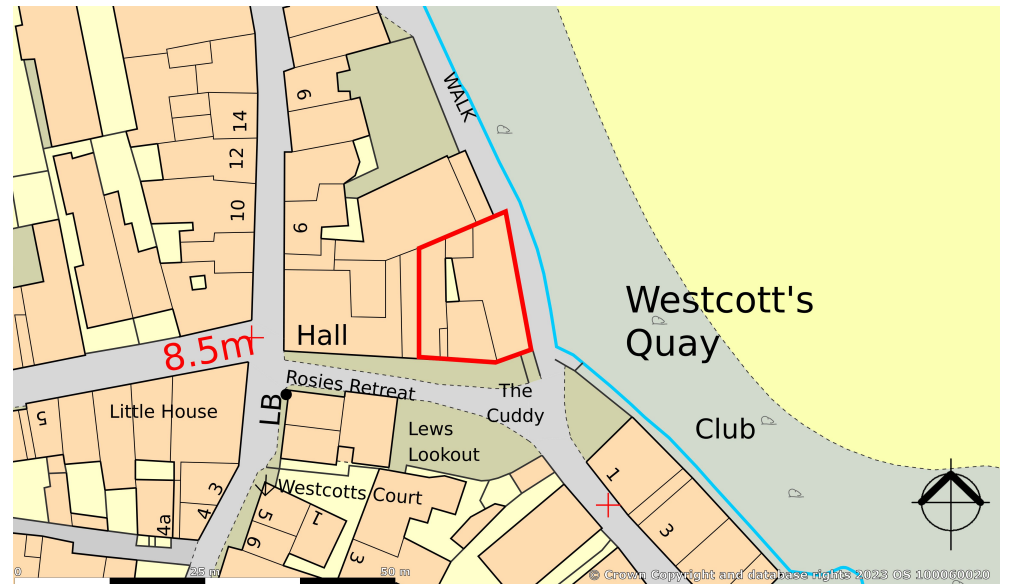
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk or

Jonny Bright on 01872 247022

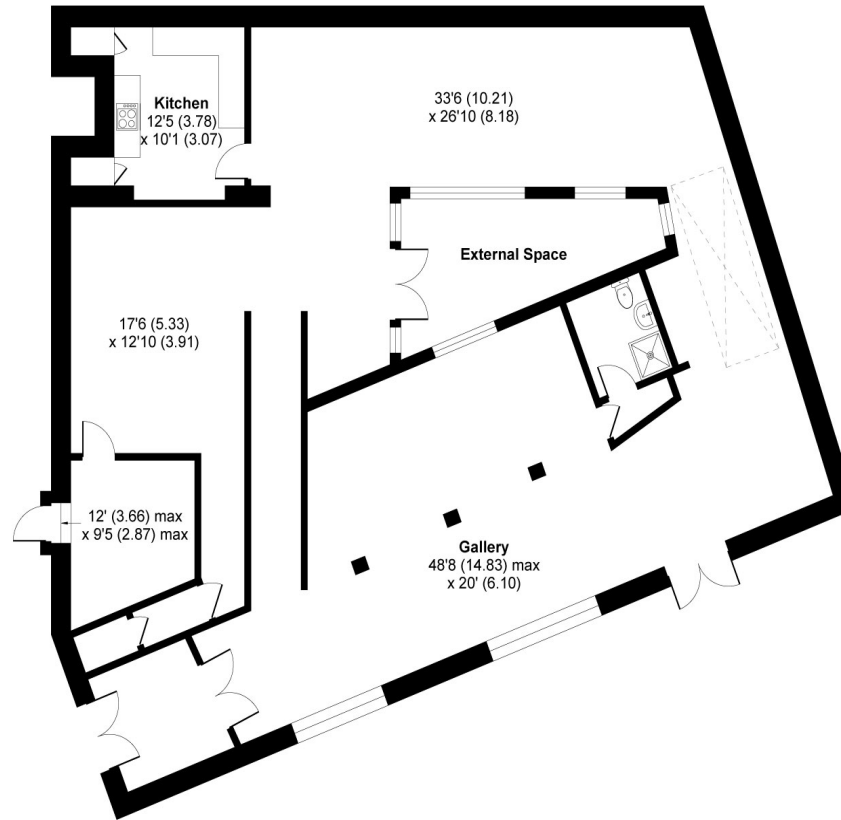
Email jb@millers-commercial.co.uk



Westcotts Quay, St. Ives, TR26 2DY

Approximate Area = 2209 sq ft / 205.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Miller Commercial LLP. REF: 1064216

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