



## UNIT 5 TREVENWYTH RURAL WORKSHOPS, ST IVES ROAD, LELANT, ST IVES, TR26 3EU

Trevenwyth Rural Workshops are recent development of 6 units, with Unit 5 currently available. Retail and office units are rarely available in this locality and Unit 5 is offered with the remainder of a 3 year internal repairing lease.

Currently operating as a high end art gallery and studio the premises have been carefully fitted out to our client's exacting standards, and an early viewing is highly recommended to secure a retail/office space in this small rural workshop community.

**£9,600 Per Annum Exclusive**

- **RETAIL / OFFICE UNIT**
- **64.8 SQ M (698 SQ FT)**
- **RURAL LOCATION, YET CLOSE TO ST IVES, HAYLE, AND THE A30**
- **2 PARKING SPACES PER PLOT**
- **CURRENTLY TRADING AS ART GALLERY**
- **SUITABLE FOR A VARIETY OF CREATIVE USES**
- **INGOING PREMIUM OF £2,800**
- **INGOING TENANT TO COVER LANDLORD'S LEGAL FEES**

## LOCATION:

The premises are situated off the A3074/St Ives Road on a spacious site with generous forecourts/parking with views over the adjoining countryside.

Occupiers on the new site include Animal Vets, Ro Robertson, St Ives Bridal Shop and Bespoke Sports Medals.

## PREMISES:

Brand new units of steel portal framed construction. Unit 5 operates as a high end art gallery with our client undertaking a programme of works, the roller shutter remains and can be utilised. Please see the note on the lease terms for further information on the fit out.

The building includes the main area with lean-to behind incorporating WC (with scope to install a shower) and kitchen area.

Please note that due to the car park arrangements the units are not suitable for use by a garage.

## SCHEDULE OF ACCOMMODATION:

Main Space: D. 6.28 M x 8.75 M  
Rear Section: D 4.07 M x 2.42 M



## LEASE TERMS:

The remainder of a 3 year lease is to be assigned, alternatively the Landlord may consider negotiating a surrender of the current lease and re-grant of a new longer lease. A copy of the current lease is available upon request.

The current tenant's front window is available at £2,800 as part of the assignment, with further fixtures and fittings potentially available by negotiation.

There is also a maintenance rent of £500 per annum for the upkeep of the exterior parts.

## VAT:

This will be payable in addition to the rental.

## 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 £7,200 as of 7 July 2023.

Please note this is NOT the amount you pay. To find out how much business rates will be payable there is a business rates estimator service via the website.



## LOCAL AUTHORITY:

Cornwall Council  
General Enquires 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## LEGAL COSTS:

The ingoing tenant to be responsible for the Landlord's reasonably incurred legal fees which are estimated at £1,500 plus VAT

## SERVICES:

Prospective owners should make their own enquires of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144

## ENERGY PERFORMANCE CERTIFICATE:

We are advised that the unit is exempt from an EPC.

## CONTACT INFORMATION:

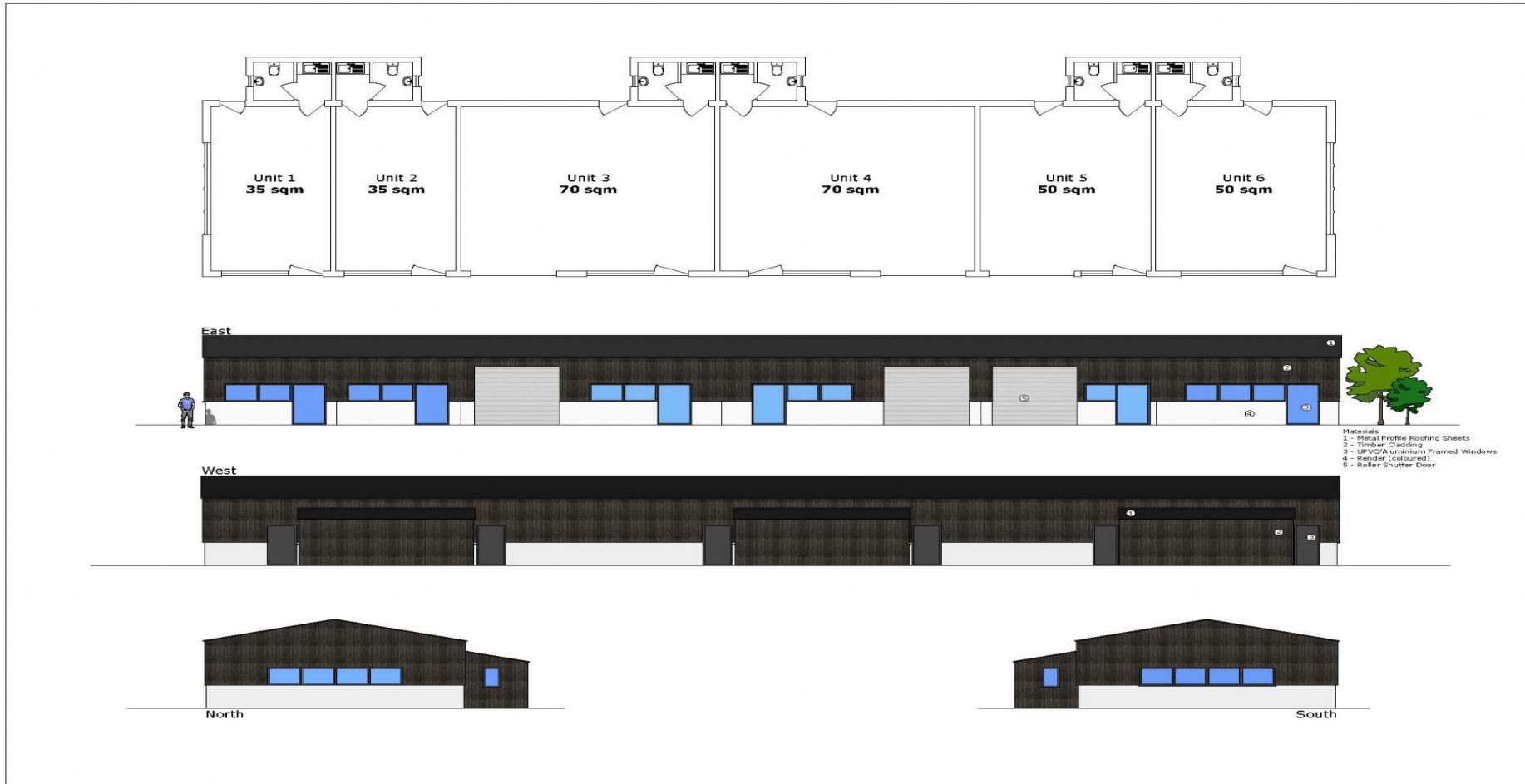
For further information or an appointment to view please contact either:-

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Mike Nightingale** on 01872 247008  
Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)







PLANNING DRAWING  
From Information Module  
Brennwald Farm  
2024

For Planning Purposes Only - not for construction

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