



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10168

Offers over £2,000,000

The Malakoff,
Fernlea Terrace, St Ives, Cornwall, TR26 2BH

FREEHOLD



An extremely rare freehold comprising over 11,000sq.ft. over 3 storeys.

Situated in the heart of St Ives in an elevated position commanding exceptional and panoramic views from St Ives harbour encompassing St Ives Bay towards Godrevy Lighthouse and out to sea. Set across three levels and providing circa 11,000sq.ft. of internal floor space plus rooftop terrace and access ramp with up to 4 parking spaces. An extremely rare freehold offering endless possibilities, subject to all necessary planning consents.



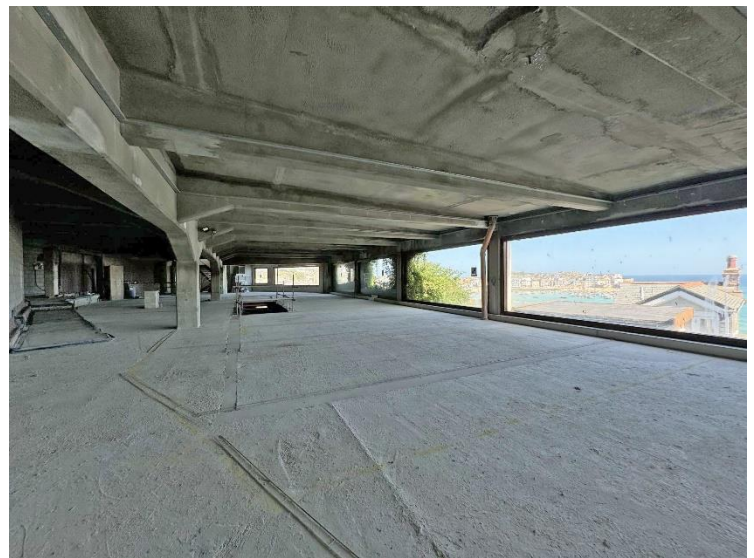
SUMMARY OF ACCOMMODATION

Ground Floor Large open space of circa 5,500sq.ft.

First Floor Large open space of circa 5,500sq.ft.

Second Floor Open entrance foyer/entrance hall.

Outside Elevated sun terrace with stainless steel and glazed balustrading with superb elevated views into St Ives harbour with the sea beyond encompassing almost the entirety of St Ives Bay towards Godrevy Lighthouse. At ground floor level a parking slip for 3-4 vehicles.



DESCRIPTION

The Malakoff is situated in a highly desirable town centre location with superb elevated views and vast internal space offering huge scope for redevelopment, subject to necessary planning consents.

The current planning consents are for Class A3, B1 and D1 use.

Class A3

Premises within use Class A3 are authorised for “the sale of food or drink for consumption on the premises or of hot food for consumption off the premises” which covers most restaurants and snack bars.



Class B1

Class B1 is use for the following purposes:-

- B1(a) is for use as an office other than a use within class A2 (financial and professional services).
- for research and development of products or processes, or
- B1(c) is for use for any light industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class D1

D1 non-residential institutions – Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court.



LOCATION

Around St Ives harbour are ancient winding streets and fisherman's cottages running away from the main street where there are thriving restaurants, art galleries and specialist shops.

A short walk to the west gives access onto the South West Coast Path and one of the most rugged and scenically beautiful stretches of north Cornish coast.

St Ives is incredibly picturesque with buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue and perfect golden sand. The town has a bustling and cosmopolitan atmosphere where restaurants serve fresh fish landed in the harbour. There are cafés, art galleries and studios everywhere with the Tate St Ives forming the focal point for this art loving community.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming straight in off the Atlantic Ocean and the clarity of light is considered to be amongst the best in Britain. The area is known for surfing with Porthmeor beach being the main surf beach although Porthminster and other beaches around the 4 mile wide St Ives Bay means that no matter what the swell and wind direction, there is always a wave to be found.

St Ives has its own branch railway line which is only yards from The Malakoff, which links to the main Penzance to London Paddington line giving simple access throughout the county and to London. On the outskirts of the town is a supermarket and St Ives has a full range of schooling as well as professional and commercial services.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

The entrance foyer/reception hall is located on the third floor of The Malakoff and is at street level to Fernlea Terrace. Approached over a path leading to a pair of double glazed doors opening into:-

RECEPTION HALL / ENTRANCE FOYER With large window overlooking St Ives harbour and out to sea, lift access to all three floors and glazed doors leading out onto the roof terrace. From here steps descend to:-

FIRST FLOOR

A large open space of circa 5,500sq.ft. with eight large windows with superb elevated views of St Ives, out to sea and along the coast towards Godrevy Lighthouse. From this level three flights of steps descend to the ground floor along with lift access to the two other floors.

GROUND FLOOR

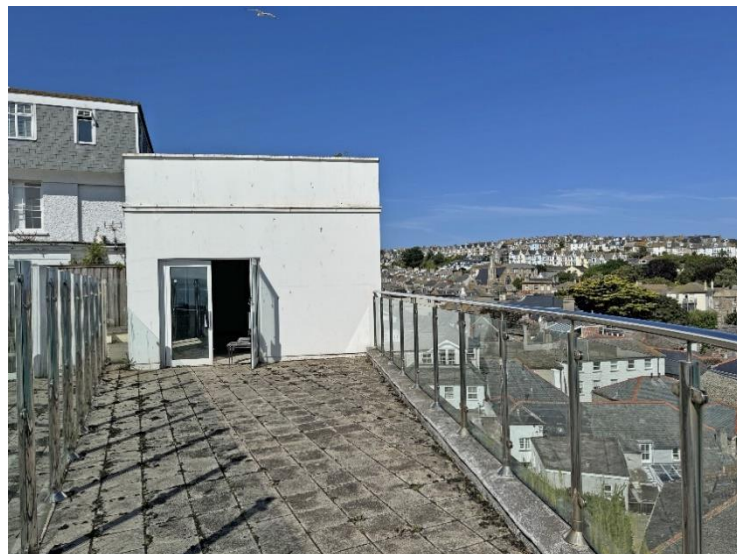
A large open space of circa 5,500sq.ft. with double doors opening to the parking slip which has parking for 3-4 vehicles.

OUTSIDE

Externally, approached via Fernlea Terrace the entrance path leading to the entrance foyer off which the elevated roof terrace can be accessed. The roof terrace has magnificent panoramic elevated views directly into St Ives harbour with the sea beyond with vast

expanses of St Ives Bay, along the coastline to Godrevy Lighthouse and Trevoise Head on a clear day.

To the rear of The Malakoff is a parking slip with off-road parking for 3-4 vehicles which can also be accessed off the ground floor.



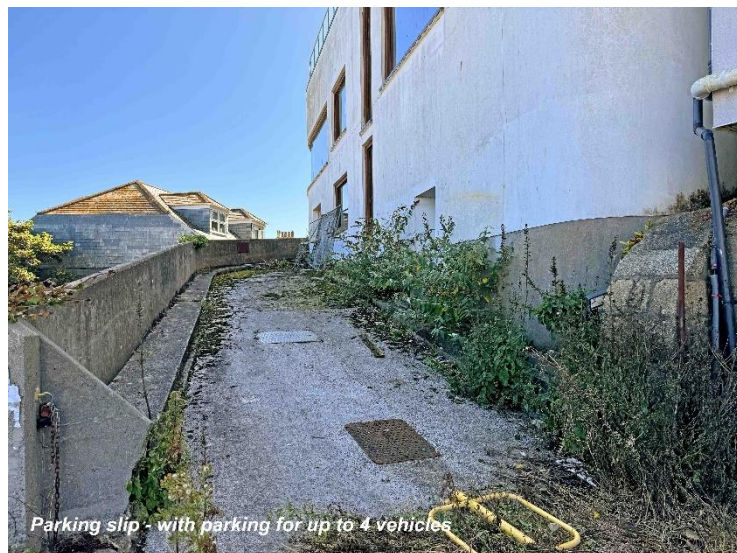
GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR26 2BH.

SERVICES Mains water, electricity and drainage.

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).



DIRECTIONS Proceeding into St Ives from Carbis Bay take the right hand turning down towards the harbour and the centre of the town with the sea on your right hand side. After about 100 yards the road bears sharply to the left and The Malakoff can be seen immediately on the right hand side. Continue along this road and take the first right hand turning onto Skidden Hill and take the first right hand turn off Skidden Hill towards The Malakoff's parking slip.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

