



High Street  
St. Ives  
TR26 1RS

Price Guide £850,000

- Town Centre Location
- Freehold Building
- 6447 sq ft
- Potential To Convert Subject to Planning
- Vast Cellar Area
- Rear Outdoor Space
- Viewing Advised
- Epc 84D



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Tenure - Freehold

Council Tax Band - B

Floor Area - 6447.58 sq ft

### Location and Property

Set within the heart of the high street of St Ives and only a short distance away from the picturesque harbourside of St Ives. The location of the building is one which is extremely well known and offering excellent frontage. St Ives has fast become one of the UK's foremost holiday destinations benefitting from three award winning golden sandy beaches, along with a maze of cobbled streets which are lined by traditional Cornish cottages that now incorporate a wide variety of quality restaurants and café bars. The town has a huge draw for artists with the town once being the home to famed artists such as Whistler and Turner, Hepworth and the famed local artist Bryan Pearce. The town is also the home of The Tate St Ives.

The property is believed to have been built in 1869 and still has which is believed to be the original flooring of what was the main High street of the town dating back 100's of years. The property has been in the past an off licence and art store along with more recently being run as Lanhams holiday let company. Set over the first and second floors are individual offices or studio spaces once used by famed artist Keith English. The floor area of approx 6447 sq ft and offers the potential subject to the relevant planning consents being sought to become a great restaurant, café bar or indeed retail space with accommodation above.

The property is current leased to a holiday letting agent and has been for many years. The ground floor offers a large office space and reception area. To the side is a separate office area that was once the Yorkshire building society office. Set over the first and second floor are a number of separate office spaces and storage areas along with washroom and kitchenette facilities. The cellar area below the building has in the past been used as trading areas for shops but is now a large storage area along with offering access to the rear.

The property is being sold freehold but our clients have informed us that they would be open to leasing the property on a full repairing lease basis at a yearly rent of £55,000 per annum.







Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: High Street is a Conservation Area to the best of my knowledge

Restrictions - Tree Preservation Orders: None

Public right of way: No

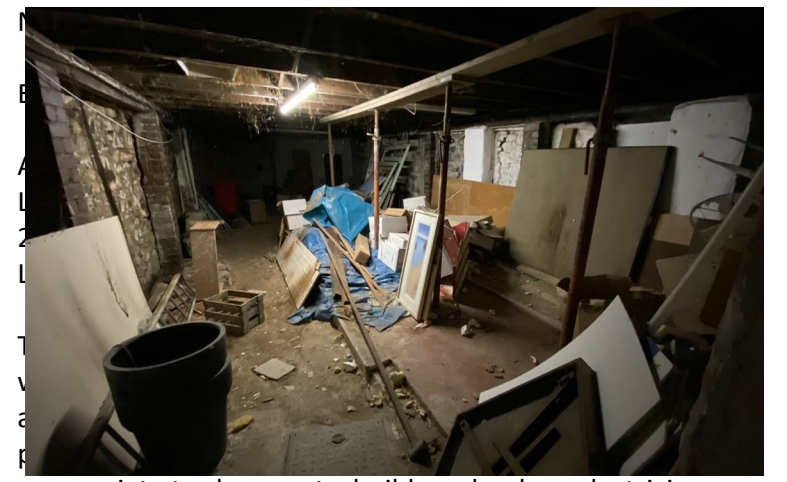
Long-term flood risk: No

Coastal erosion risk: Yes

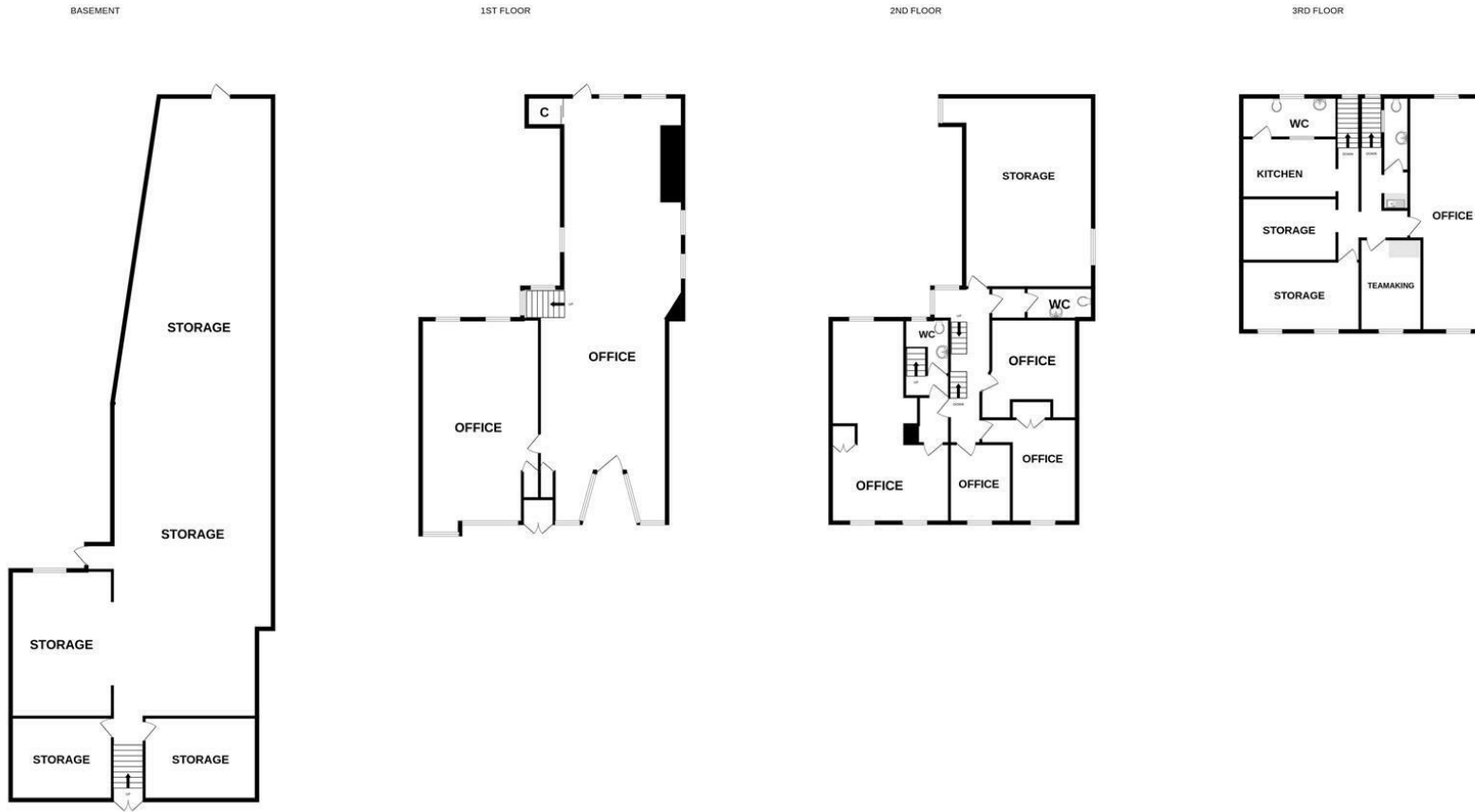
Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No



appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

Head down into the town following the road around to the right when passing Co-op and the property will be found on your right.

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## Valuation Request

