



5, Tregenna Place, St. Ives, TR26 1SD

A rare opportunity to acquire an investment property in the heart of the bustling town of St Ives. This substantial property with stunning sea views to the rear is set over two floors with a ground floor trading area of approx 657 Square feet. Early viewing is highly recommended. Business not affected

£385,000 Freehold

Key Features

- Freehold Commercial Investment • Great Trading Location
- Property in the Heart of St Ives
- Trading Area of approx 657 Sq Ft
- First Floor Trading/Storage Aprox 691 Sq Ft
- Owners Accommodation
- Current Annual Income of 25,000pa

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

St Ives, a beloved seaside resort in Cornwall, is renowned for its surf-friendly beaches like Porthmeor and its vibrant art scene. The Tate St Ives gallery, located along the seafront, hosts rotating exhibitions of modern art, with a focus on British artists. Nearby, the Barbara Hepworth Museum and Sculpture Garden, set in the modernist artist's former studio, showcases her striking bronze sculptures and other works. Visitors can also take boat trips to Seal Island, just west of town, to observe the resident seal colony in its natural habitat. The nearby town of Penzance is within 8 miles and one of Britain's best loved landmarks Lands End, famous for its unique location, natural beauty and stunning scenery is within 17 miles..

The Property

This substantial two storey building is located in the heart of St Ives. The ground floor trading area offering approximately 657 Sq Ft is split over two levels with changing room, storage area and WC . The upper floor is currently used for further storage offering approximately 691 Square Feet

The Lease

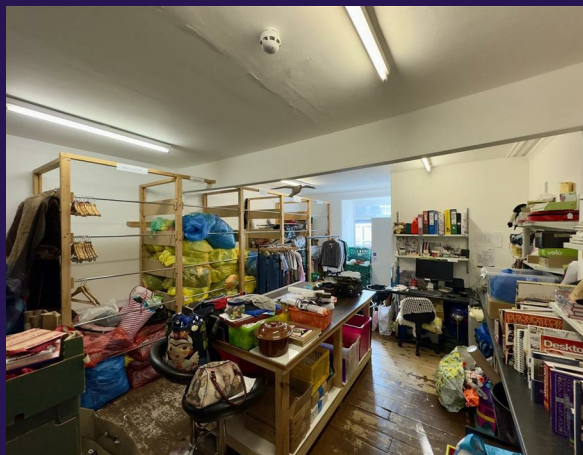
The property is let on a ten year full repairing and insuring lease and currently generates an annual income of £25,000. The lease is due to expire in November 2026 and is subject to a rent review.

Trading Area

25'10" x 14'8" (7.88 x 4.49)

Wooden effect flooring. Ceiling mounted light fitting. Range of power points. Shelving. Counter Area. Overhead Dimplex heater. Two steps to





Secondary Trading Area

12'7" x 9'5" (3.85 x 2.89)

Continuation of wooden effect flooring. Shelving. Ceiling lighting. Power points. Door to rear stock rooms.

Fitting Room

Ceiling lighting. Mirror to wall. Continuation of wooden effect flooring.

Rear Stockroom Area

13'5" x 8'8" including stairwell (4.11 x 2.65 including stairwell)

Fluorescent strip lighting. Stairs to first floor accommodation. Door to storage.

Ground floor Stock Room Two

17'1" x 5'5" (5.23 x 1.67)

Internal window to ground floor trading area. Ceiling mounted lighting. Wooden flooring. Door to WC

WC

Two steps. Low level WC with top flush. Wash hand basin with hot and cold mixer tap. Elson water heater. Ceiling mounted light fitting. Wooden flooring.

Stairs Rising to First Floor

Wooden hand rail. Double glazed window to the side elevation.

Store Room

22'6" x 9'4" including stairwell (6.86 x 2.87 including stairwell)

Double glazed window to the side elevation. Range of power points. Inset ceiling lighting. Range of shelving. Door to

Stock Room Two

29'0" x 15'7" including stairwell (8.86 x 4.76 including stairwell)

Double glazed window to the rear with stunning views over St Ives Bay. Fluorescent strip lighting. Wooden flooring. Range of power points. Boiler. Shelving. Door to

Kitchen

5'6" x 4'7" (1.69 x 1.41)

Stainless steel sink unit with hot and cold taps and drainer. Work surface with storage cupboard below. Wooden flooring. Inset ceiling mounted light fitting.

Owners Accommodation

To the top floor there is a two bedroom owners accommodation (currently vacant) with bathroom and large loft space. The accommodation offers fabulous envious views over St Ives Bay.

Services

Mains electric, water and drainage can be found at the property, however we have not verified any of the connections,

Council

Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

Viewings

By appointment only through the Vendors agent
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