

# THE HAIN LINE

TREGANNA PLACE · ST IVES · TR26 1SB

FREEHOLD

SUBSTANTIAL PUBLIC HOUSE IN  
AFFLUENT CORNISH TOWN FOR SALE  
ON BEHALF OF JD WETHERSPOON





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- **Freehold**
- **Town centre location**
- **Prominent corner position fronting Tregenna Place**
- **Potential to develop to the upper floors**
- **In close proximity to St Ives Railway Station**
- **Popular holiday destination town**
- **High standard of fit out**
- **GIA - 674 Sq M (7,277 Sq Ft)**
- **Offers in excess of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

## LOCATION

St Ives is a popular holiday destination on the north coast of Cornwall which is located approximately 30 miles south west of Newquay, 27 miles west of Truro and 28 miles north west of Falmouth. St Ives train station is located 0.3 miles to the south east and provides regular services to St Erth which provides further services to London Paddington, Plymouth and Penzance.

The Hain Line occupies a prominent position in the affluent St Ives town centre, situated at the junction between Tregenna Place and Gabriel Street. The surrounding area is predominantly commercial in nature with numerous independent restaurants, pubs and bars.

## DESCRIPTION & ACCOMMODATION

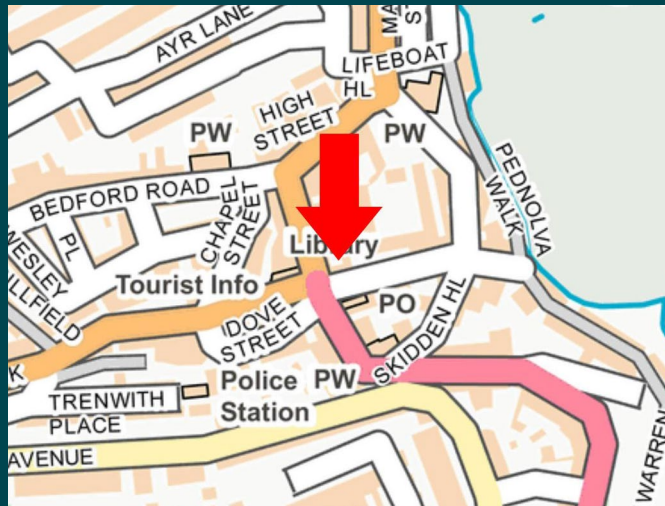
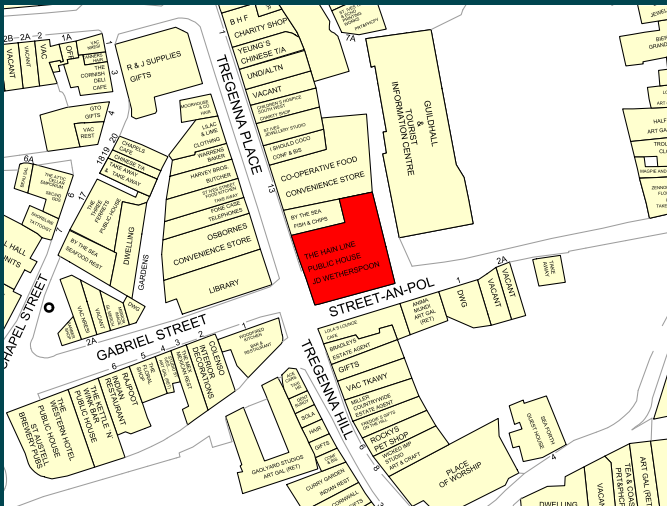
The Hain Line comprises a three storey detached building under a pitched roof.

**Ground Floor:** Trading accommodation with main bar servery to the rear and seating on loose tables and chairs for approximately 80 customers. Disabled WC's, food servery and ancillary are also located on this floor.

**Basement:** Cellar, customer WC's and ancillary storage.

**First Floor:** The first floor provides an additional trading area with separate bar servery which can accommodate approximately 60 customers, customer WC's and storage.

**Second Floor:** Trade kitchen, manager's office, staff room and staff WC's.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	275	2,970
Basement	Ancillary	93	1,011
First	Trading/ Ancillary	199	2,144
Second	Ancillary	107	1,152
<b>Total</b>		<b>674</b>	<b>7,277</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2023 Rateable Value - £54,000

An EPC is in the course of preparation.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 02:00 Monday to Sunday.

## GUIDE PRICE

Offers in excess of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.



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## PLANNING

The property is not listed but is situated within a conservation area.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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**DISCLAIMER:** September 2023

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