

13 HIGH STREET

St. Ives, TR26 1RS

Price: £1,975,000



CROSS ESTATES

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An extremely large piece of Georgian real estate set in the heart of St Ives offering incredible investment opportunity and further development. Currently the property offers a large established national chain shop with forward lease, 2 spectacular apartments with Georgian character features offering stunning sea and coastal views over towards Smeatons and beyond, 10 (TEN) off road secure electric gated parking spaces and a further Grade II listed former stables and grooms quarters with listed planning consent to convert into a residential dwelling. This is truly an amazing property. Call for further details.





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DESCRIPTION

This is an extremely rare opportunity to purchase prime commercial and residential real estate in the centre of St Ives, set within a fantastic Grade II listed building with the added benefit of development with secure parking for 10 cars. The ground floor offers a large retail space currently rented to Trespass Europe Limited with onward lease of 10 years from 2019. Along with the large shop space there is lower ground floor storage, kitchen space, office space and WC with access to the rear parking area. On the first floor with separate access is a fantastic and spacious 2 bedroom apartment which has been recently upgraded and refurbished but still retaining many of the original Georgian features. Also offering fine sea and coastal views. Currently being used as a long term let. On the second and third floor is another extremely large 2 bedroom apartment offering the same character Georgian features and also offering superb sea and coastal views over the Parish Church towards Smeatons and along the surrounding coastline, this is also long term let.

Externally there is access to the enclosed courtyard which currently offers around 10 parking spaces, secured by electric roller door. Currently the shop and 2 apartments use 3 of the parking spaces. Another huge bonus of this building is the Grade II listed former stables and grooms quarters which has listed planning consent passed - PA20/05799

ACCOMMODATION

Ground Floor - 122 sq. m (1,313 sq. ft) First Floor Apartment
 Living Room - 25.5 sq. m (285 sq. ft) Bedroom One - 12.72 sq. m (137 sq. ft) Bedroom Two - 14.59 sq. m (157 sq. ft) Kitchen / Diner - 20.59 sq. m (222 sq. ft) Bathroom / WC
 Second Floor Apartment
 Living Room 18.02 sq. m (194 sq. ft) Bedroom One 11.52 sq. m (124 sq. ft) Bedroom Two 16.28 sq. m (175 sq. ft) Kitchen / Diner 32.12 sq. m (346 sq. ft) Bathroom / WC

LEASE DETAILS

Ground Floor The whole of the ground floor and basement is let to Trespass Europe Limited on the following terms Term: 10 years from 2019 Tenant Break: Year 5 Rent: £40,000 per annum Guarantor: Jacobs and Turner Limited Repair: Proportional full repairing and insuring Apartment One: Assured shorthold tenancy at a rent of £1400pcm Apartment Two: Assured shorthold tenancy at a rent of £1500pcm

TENURE

Freehold interest with building, land and cottage

EPC

Apartment One - EPC D Apartment Two- EPC C Commercial - EPC E

COUNCIL TAX

Apartment One - B Apartment Two - B Trespass to be confirmed

MATERIAL INFORMATION

We understand the ground floor of the property is assessed for business rates as follows Rateable Value £35,500 Services: The property is connected to mains electricity, water and drainage Planning: Listed planning consent has been applied for the proposed conversion of the stable and grooms quarters into a residential dwelling as per planning application PA20/05799 Full details as follows Planning Reference: PA20/05799 Alternative Ref: PP-08885452 Application Validated: 13 July 2020 Address: Lloyds Bank, 13 High Street, St Ives TR26 1RS Legal Costs: Each party to bear their own legal costs incurred in the transaction Viewing Strictly through appointment with ourselves and joint agents Matt Gunn Commercial 01872 248920



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