

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 5 TREGENNA HILL, ST IVES, TR26 1SE

- TO LET
- PROMINENTLY LOCATED RETAIL UNIT
- MID-TERRACED GROUND FLOOR RETAIL & 1ST FLOOR STORE/OFFICE
- TOTAL AREA 257 SQ FT (23.9 SQ M)
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSEST RATING 'C' (59)

**£9,500 Per Annum Exclusive**



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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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### LOCATION:

Tregenna Hill is located just up from Tregenna Place and moments from St Ives station, local transport links, and of course St Ives Harbour alongside the prime retail area of Fore St. St Ives is home to around 5,500 people, with close to 750,000 visiting each year.

### DESCRIPTION:

Prominent, mid-terraced retail location with high footfall of both vehicular and pedestrian traffic, situated on Tregenna Hill. Neighbouring occupiers include an Indian restaurant, jewellery shops, art galleries and smaller independent retailers. The property comprises retail space on the ground floor with kitchenette and separate office/store area above.

### SCHEDULE OF ACCOMMODATION:

Ground floor retail area: 15.5 Sq M (167 Sq Ft)

First floor store/office: 8.4 Sq M (90 Sq Ft)

Total: 23.9 Sq M (257 Sq Ft)

### LEASE TERMS:

The premises are available by way of a new proportional full repairing and insuring lease for a length to be agreed at a rent of £9,500 per annum.

### VAT:

All the above rentals are quoted exclusive of VAT.

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (59).

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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