

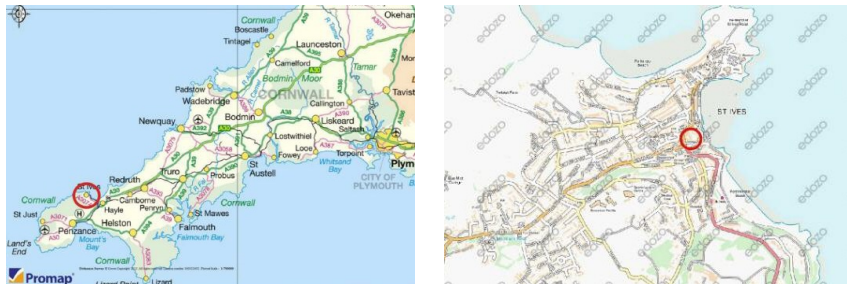


The Guildhall, Street-An-Pol, St Ives TR26 2DS

The Guildhall provides a number of high quality all inclusive serviced office suites which benefit from central heating and communal WCs and kitchenette. The building also provide additional meeting room space that can be hired on an hourly rate and staffed reception area.

From £6,000 per annum Leasehold

- TO LET
- MODERN OFFICES IN AN HISTORIC HERITAGE SITE
- HIGH SPECIFICATION
- SHARED MEETING ROOMS FOR HIRE
- 503 SQ FT
- EPC "C" (61)



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any part of a Contract; **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

LOCATION

The premises are located in the centre of the prestigious and popular town of St Ives. Positioned along Street-An-Pol the offices are close to all the towns amenities including cafés, restaurants and shopping, as well as number of professional services and offices.

St Ives railway station is a five minute walk from the property and there are a number of car parks within close proximity.

DESCRIPTION

The Guildhall provides a number of high quality all inclusive serviced office suites which benefit from central heating and communal WCs and kitchenette. The building also provide additional meeting room space that can be hired on an hourly rate and staffed reception area.

SCHEDULE OF AREAS

ROOMS AVAILABLE

Attic - 503 sq ft £6,000 per annum

LEASE TERMS

A new lease is available for a term to be agreed.

SERVICE CHARGE

We Understand that cleaning and utilities are inclusive within the rent.

LEGAL COSTS

Each party are liable for their own legal costs.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

EPC

The Energy Performance Rating for this property is "C" (61)

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171.



VAT

Figures are quoted exclusive of VAT.

CONTACT DETAILS

For further information or an appointment to view please contact sole agent, Miller Commercial:
Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk
Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

