



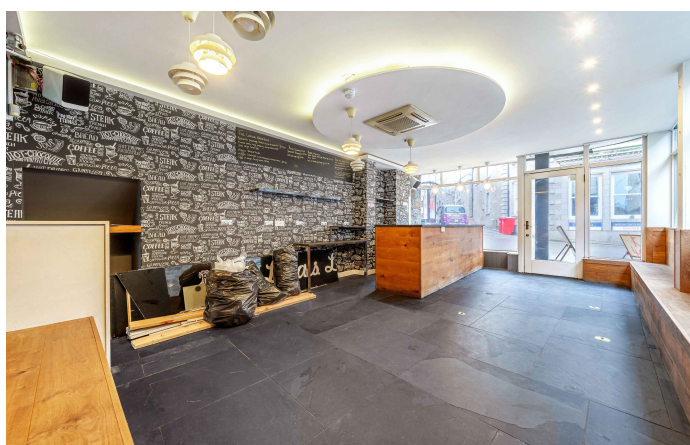
4 TREGENNA HILL, ST. IVES, TR26 1SE

Number 4 occupies a prominent central location on Tregenna Hill at the intersection of Gabriel St and Tregenna Place with return frontage to Street-an-Pol. Totalling 1,149 Sq Ft (106.7 Sq M) this rarely available unit would suit a variety of uses from coffee shop, cafe, to retail unit or a hybrid coffee stop/office space.

Available by way of a new proportional full repairing and insuring lease for a term to be agreed we recommend you enquire early to secure a viewing in one of Cornwall's prime tourist destinations.

- TO LET - ST IVES RETAIL SPACE
- 1,149 SQ FT (106.7 SQ M)
- ATTRACTIVE RETURN FRONTAGE
- COFFEE SHOP/CAFE WITH OFFICE SPACE
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSEST RATING 'B' (46)

£19,500 Per Annum Exclusive



LOCATION:

St Ives needs no introduction. It is a real gem in Cornwall and attracts hundreds of thousands of tourists each year. The property is well located for local bus routes, St Ives train station and is moments from the harbour, alongside the numerous retail and catering options that St Ives offers.

PREMISES:

The property comprises an entrance via Tregenna Hill into the coffee/serving area. There are then two corridors, one leading to the kitchen area whilst one leads to the office space to the rear. There are two further entrances via Street-an-Pol into the premises, and the property also enjoys ample storage alongside staff and customer W/Cs.

The property is in need of re-decoration and the opportunity to create a vibrant and fresh feel for a new occupier is clear to see.

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease.

VAT:

All the above rentals are quoted exclusive of VAT.

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 £13,250 meaning for qualifying businesses some rates relief will be available. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (46).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

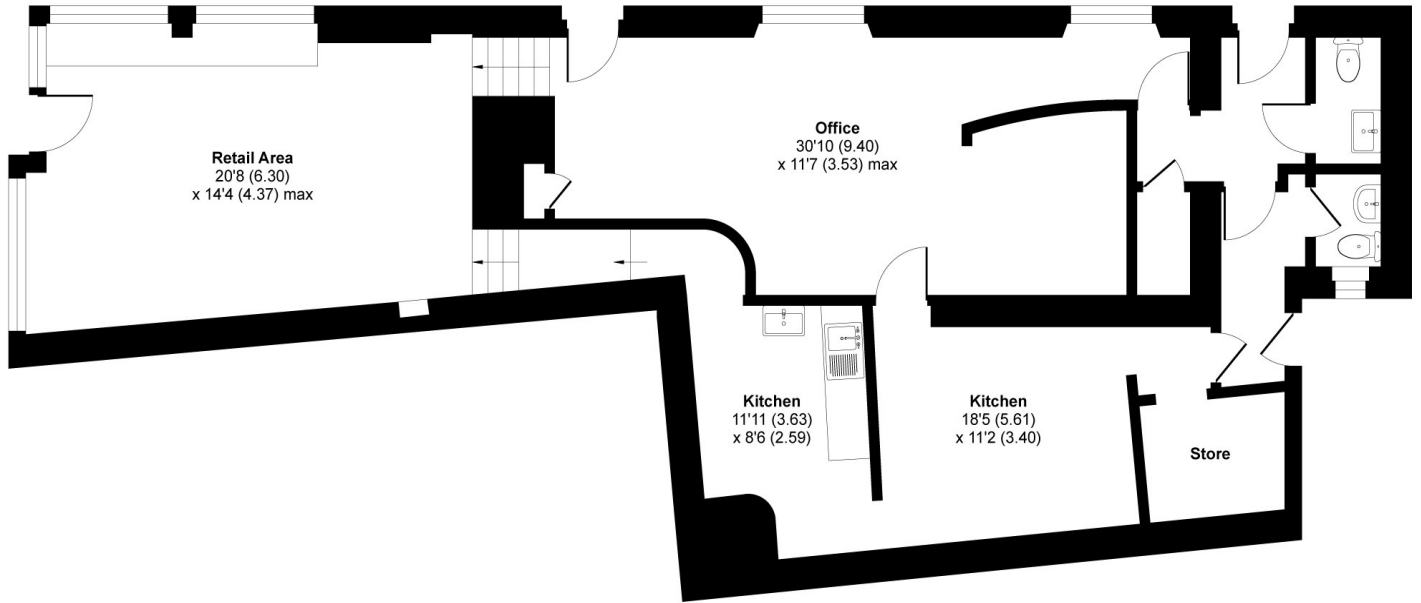
Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk

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Approximate Area = 1149 sq ft / 106.7 sq m

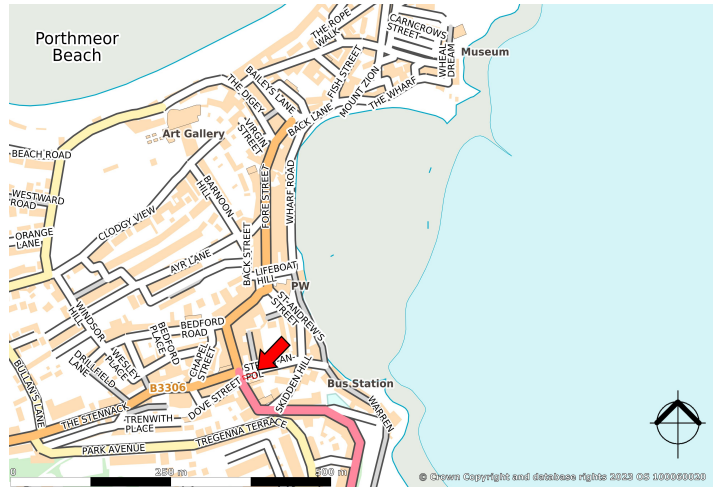
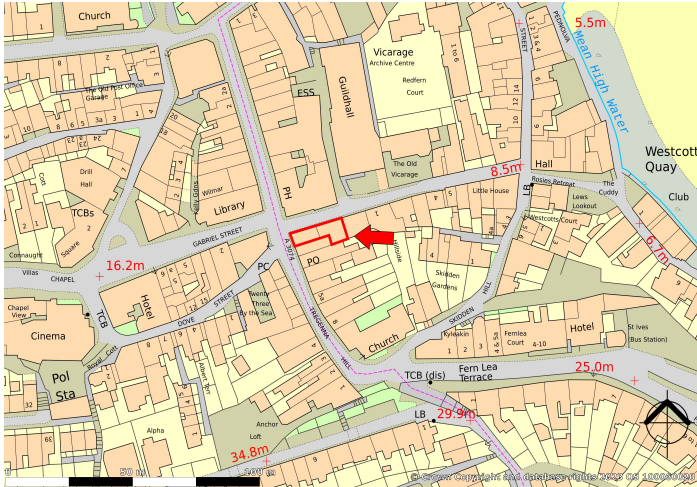
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 1040658



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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