

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£55,000 pax

9 & 11 High Street, St. Ives, Cornwall, TR26 1RX

5,498 Sq Ft
(510.8 Sq M)

Summary

- Well positioned in the heart of St Ives
- Double fronted shop
- Available immediately
- Set over several levels
- Popular tourist destination

Location:

St Ives is a seaside town and port in Cornwall which lies north of Penzance and west of Camborne on the coast of the Celtic Sea. There is a commercial sector providing standard retailing streets hosting a mix of national, multiple and local retailers as well as a number of food and leisure outlets. It has a resident population of around 11,200 in addition to benefitting from a significant amount of tourism.

Description:

9 & 11 High Street is an extensive retail premises, benefiting from two shop fronts, located in the heart of St Ives.

The property is set over four floors including extensive basement, ground floor retail and two upper floors currently used as artist studios/office accommodation.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Basement	179.73	1,935
Ground	133.37	1,436
First	122.96	1,324
Second	74.69	804
Total	510.8	5,498

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (84)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £40,250, local council reference 25021450009021.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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