

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£55,000 pax
£850,000

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

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
- Freehold available

Location:

St Ives is one of Cornwall's most vibrant and characterful coastal towns, welcoming around 540,000 day visitors and 220,000 staying guests each year. Tourism generates approximately £85 million in annual spend and supports around 2,800 local jobs, underpinning a lively retail and hospitality scene. Trade extends well beyond the summer season, helped by the town's artistic heritage and the draw of Tate St Ives. As a result, prime commercial space remains tightly held and consistently in demand from a mix of national brands and quality independent operators.

9 and 11 High Street occupies a prime and highly visible position within the principal retail pitch of St Ives, Cornwall. St Ives is widely regarded as one of the United Kingdom's most desirable coastal towns, combining a strong resident community with a robust year round tourism economy. 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.

The town has an established reputation for its artistic heritage, boutique retail offer and quality hospitality

provision. Its commercial core supports a diverse mix of independent operators, national brands and destination galleries, creating a resilient trading environment underpinned by consistent footfall and sustained visitor spend.

High Street forms part of the primary pedestrian flow through the town centre, linking key retail routes and leisure destinations. The property therefore benefits from both prominence and accessibility within a tightly held market where larger floorplates are limited in supply.

Description:

9 & 11 High Street is a large retail premises located in the centre of St Ives. This property is set over four floors with a ground floor retail, basement and two upper floors.

The property comprises a substantial and adaptable double fronted commercial building arranged over four levels including an basement level.. The scale and configuration of the accommodation provide both immediate occupational functionality and longer term asset management potential.

At ground floor level, the premises offer an expansive retail sales area with strong frontage and natural light, creating an excellent trading environment with clear branding opportunities. The extensive basement provides valuable ancillary storage or operational space, enhancing the practicality of the unit for retail and storage uses.

The first and second floors are previously arranged as artist studios and office accommodation. These upper levels offer flexibility for continued creative use and office occupation, or alternative configurations subject to the necessary consents.

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 Floor	133.37	1,436

First Floor	122.96	1,324
Second Floor	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 each unit has a separate Rateable Value. The combined total Rateable Value is £41,250, therefore making the approximate Rates Payable £20,584 pa for 25/26.

The Rateable Value from 1st April 2026 will be £53,250 and using the retail, hospitality and leisure multiplier gives a Rates Payable of £20,342 pa for 26/27. Interested parties are advised to confirm if their use is compatible with this multiplier.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

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

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

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.



CONTACT THE AGENT

Rosie Brenton

Tel: **07917 916546**

Email: rbrenton@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

