

**For Sale/
To let**

£55,000 pax
£850,000 Freehold.

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
- Extensive retail frontage
- Accommodation 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.

This property occupies a prime and highly visible position within the principal retail pitch of St Ives. 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. 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.

High Street forms part of the primary pedestrian flow through the town centre, linking key retail routes and leisure destinations.

Description:

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.

At ground floor level, the premises offers an extensive retail sales area with strong frontage and clear branding opportunities. The extensive basement provides valuable ancillary storage or operational space.

The first and second floors have been previously used as artist studios and office accommodation. These upper levels offer flexibility for continued creative use and office occupation, or alternative use 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 there are currently two applicable Rateable Values – 9 High Street has RV of £34,500 and 11 High Street has RV of £18,750; applying current multipliers results in rates payable for 26/27 of £13,179 for 9 High Street and £7,162 for 11 High Street.

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:

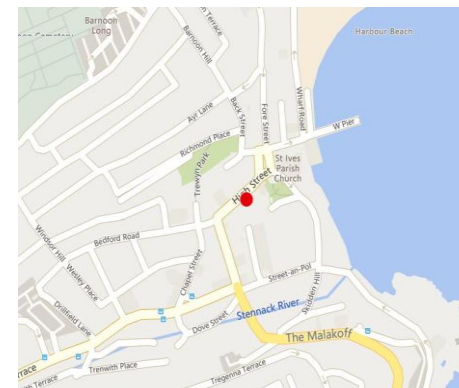
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

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

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