

5 TREGENNA HILL, ST IVES, TR26 1SE



- TO LET
- PROMINENTLY LOCATED RETAIL UNIT
- MID-TERRACED GROUND FLOOR RETAIL & 1ST FLOOR STORE/OFFICE
- TOTAL AREA 257 SQ FT (24 SQ M)
- ENERGY PERFORMANCE ASSET RATING (C)

**£8,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

St Ives is a popular seaside resort on the north west coast of Cornwall. The town benefits from an increased footfall over the holiday season and is one of the busiest Cornish seaside destinations, which in turn attracts a mix of retailers; both independent and national occupiers. 5 Tregenna Hill is positioned on a busy road which has high footfall from both pedestrian and vehicular traffic as it is one of the main thoroughfare entrances into St Ives town.

PROPERTY

The property comprises a mid-terraced retail unit and offers ground floor retail accommodation with first floor office space. The area measures approximately 257 sq ft (24 sq m). There is a kitchenette with WC on the first floor together with provision for staff room or communications room.

SCHEDULE OF ACCOMMODATION

Ground floor retail 166.8 sq ft (15.5 sq m)

First Floor 90.14 sq ft (8.37 sq m)

LEASE

The premises are offered by way of a new Full Repairing and Insuring lease, the terms of which are open to negotiation.

LEGAL FEES

The ingoing tenant is to bear the Landlord's reasonably incurred legal fees in connection with the transaction whether it completes or otherwise.

BUSINESS RATES

Current rateable value: £7,700

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

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES

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

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

EPC

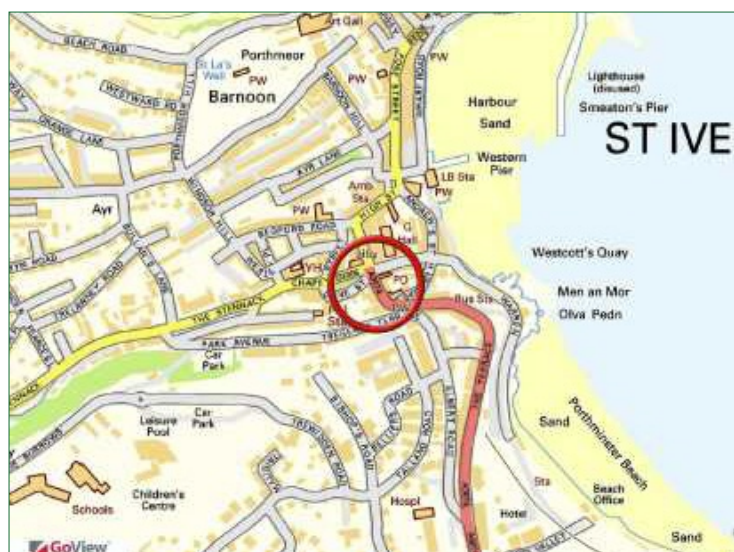
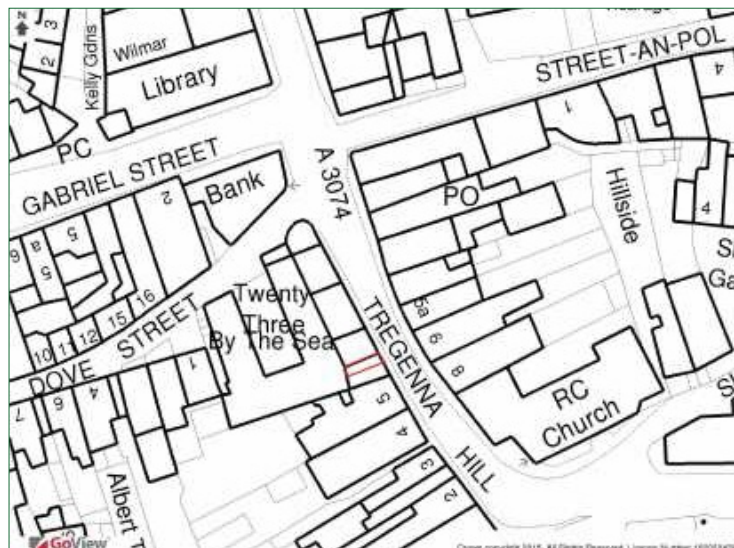
The Energy Performance Rating for this property is within Band C.

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Robert Sloman on 01872 247004 or via email rs@miller-commercial.co.uk



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