

BULLANS COURT, BULLANS LANE, ST IVES, TR26 1RB



FOR SALE

FREEHOLD

OFFERS OVER £600,000

Miller Commercial

The business property specialists



LOCATION

St Ives is a Cornish seaside town which developed on the back of the fishing industry and has become a renowned centre for tourism and the arts. It boasts 4 beaches, attractive narrow streets, a harbour and a host of galleries, hotels and eateries together with the world renowned Tate gallery.

The town is situated at the terminus of a branch line which connects with the main line at St Erth and is also connected to the main A30 (3.5 miles) via the A3074.

The premises are located in the Stennack area. St Ives with a maze of granite and slate houses and cottages, narrow winding streets and alleyways, all leading to either the beaches or harbour. Porthminster; a popular family beach, Porthmeor beach; popular with surfers with golden sand or Porthgwillden; a smaller bathing beach where seals and dolphins are seen regularly. The renowned Tate gallery is a short walk and so too is the Barbara Hepworth Museum.

DESCRIPTION

The property represents a great opportunity to acquire an outstanding piece of real estate with great potential to improve the existing configuration or potentially to look to redevelopment of the site.

The site of mixed use wrapped around a central courtyard is accessed via gates which afford great privacy to the property. The accommodation includes a ground floor gallery with a 4 bedroomed apartment on the first floor with commanding views over St Ives bay and beyond to the Atlantic.

The property continues around to further storage /workshop area then onto a double height artist's studio with excellent natural light. Further around the studio continues into a single store area which has been used for studio accommodation.

ACCOMMODATION

The accommodation which totals a Gross Internal Floor area of 4,869 sq ft (452.3 sq m) is as follows :-

Ground floor

Studio/gallery 9.19m x 7.32m (30'2"x24')

Kitchen 4.67m x 4.57m (15'4"x15')

Store 11.86m x 4.57m (38'11"x15')

leading through to

double height studio 13.95m x 8.0m (45'9"x26'3")

then on to

Studio apartment 9.33m x 2.90m (30'7"x9'6")

First floor

4 Bedroomed apartment with bathroom and Kitchen.

Bed 1 3.61m x 3.4m (11'10"x11'2")

Bed 2 4.17m x 3.4m (13'8"x11'2")

Bed 3 2.96m x 2.67m (13'x8'9")

Bed 4 3.35m x 2.59m (11'x9')

Kitchen 3.35m x 2.59m (11'x8'6")

Onto Terrace with views out to bay 4.88m x 4.88m (16'x16')

moving through to

Gallery studio/store 7.47m x 4.47m (24'6"x14'8")

with stairs accessing ground floor.

DEVELOPMENT POTENTIAL

There may be potential (subject to planning) to convert all or part of the accommodation to residential use. There have been no discussions with Cornwall Council, the local planning authority.

PRICE

Offers are sought In Excess Of £600,000 for the FREEHOLD INTEREST.

BUSINESS RATES

The property is assessed both on a business rates and residential basis due to the mixed use nature of the property.

Parties should make their own specific enquiries to:

Cornwall Council 0300-1234-100

VAT

We understand the premises is not registered for VAT therefore will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band F (136).





VIDEO LINK

<https://www.youtube.com/embed/tyMnhv9gbCM?rel=0>

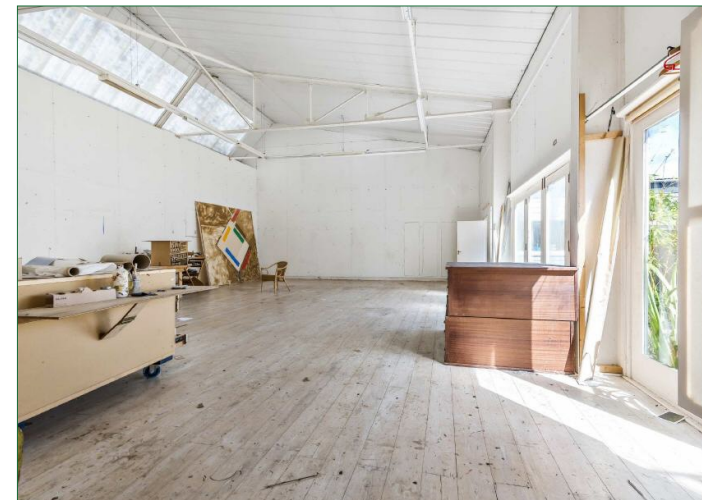


CONTACT INFORMATION

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

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

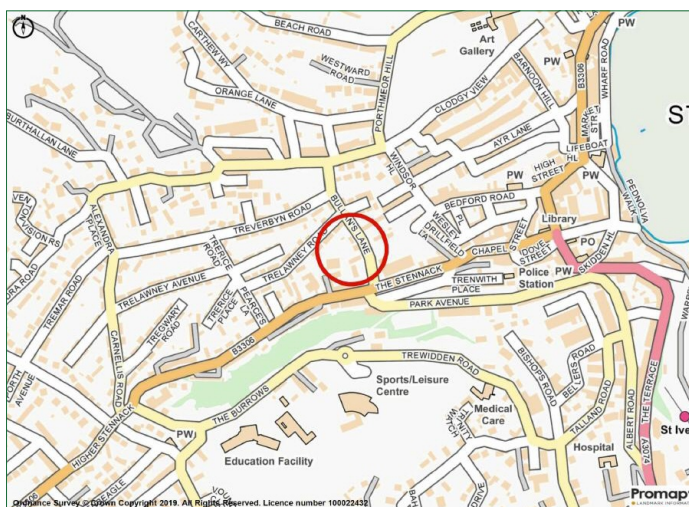
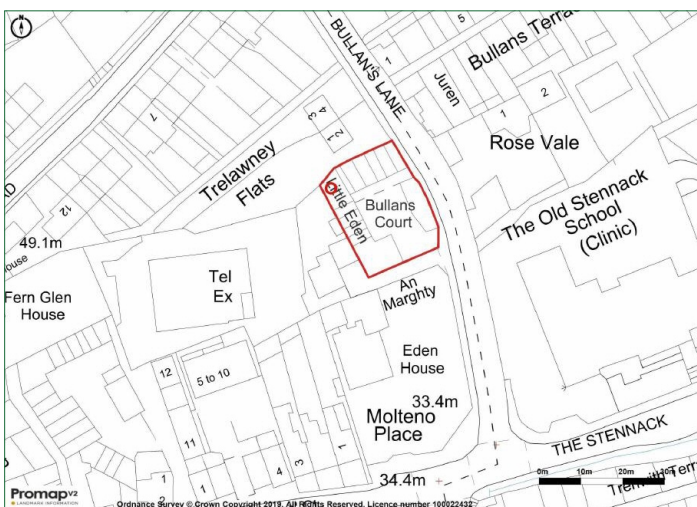


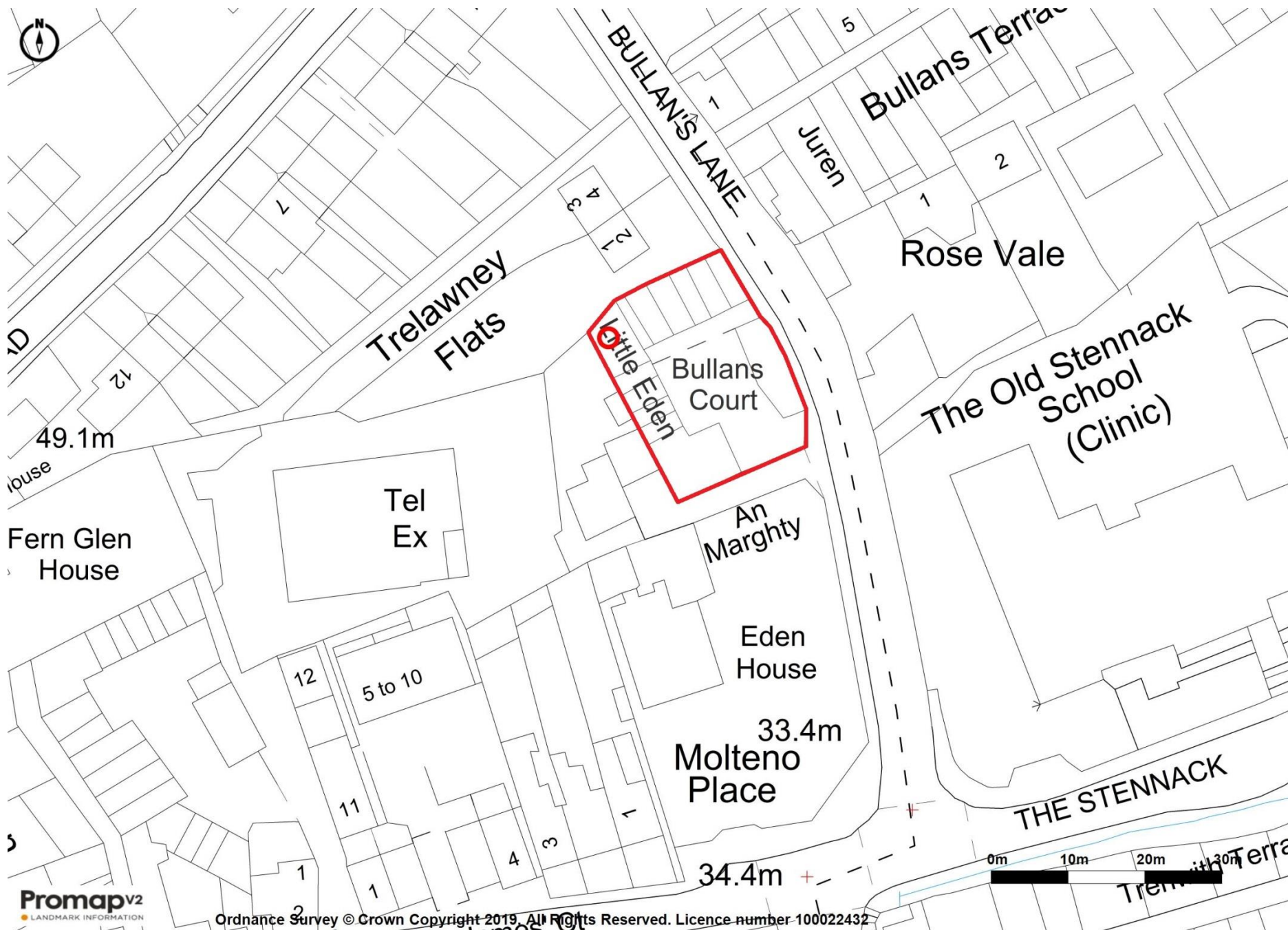
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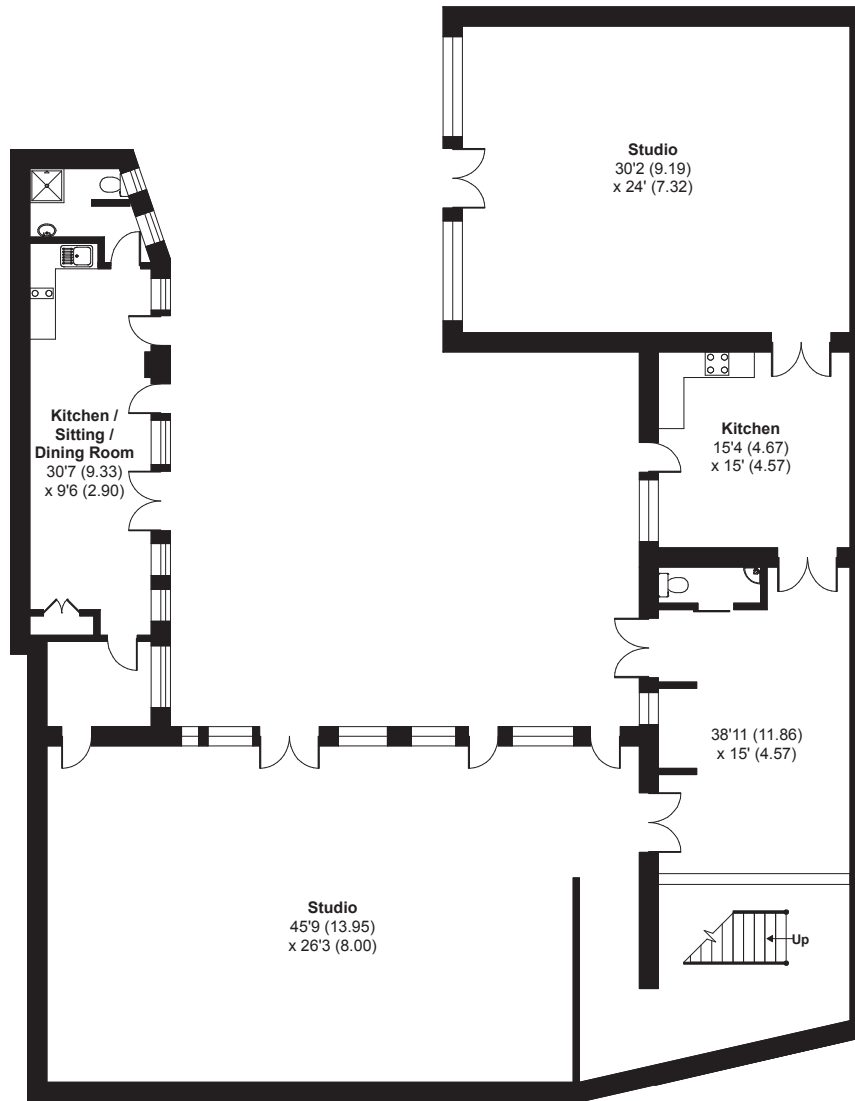
VIEWING: Strictly by prior appointment through Miller Commercial.



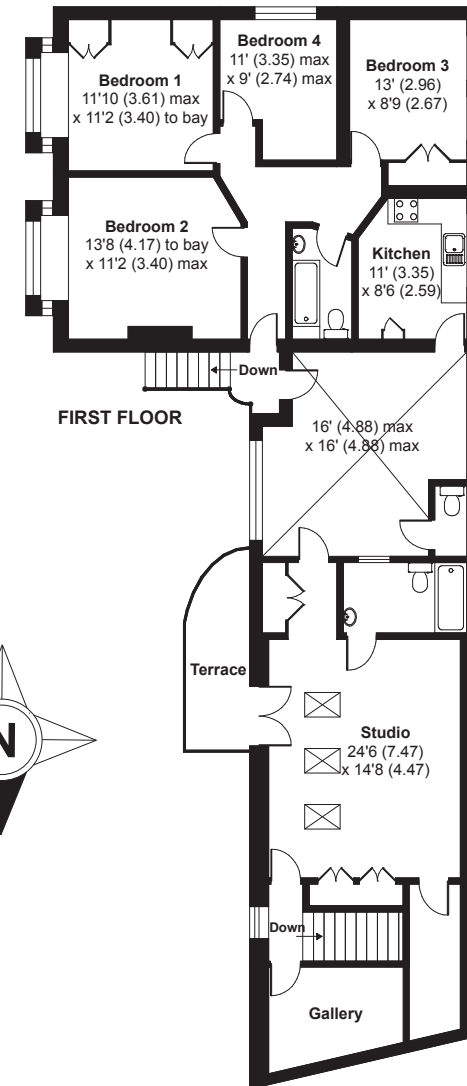


Bullans Court, Bullans Lane

APPROX. GROSS INTERNAL FLOOR AREA 4869 SQ FT 452.3 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.