

# RETAIL PREMISES, 65 FORE STREET, ST IVES, TR26 1HE



- TO LET
- WELL PRESENTED RETAIL PREMISES
- 600 SQ FT (55.75 SQ M)
- CENTRAL ST IVES
- HIGHLY SOUGHT AFTER TRADING LOCATION
- LEASE PREMIUM £20,000
- EPC RATING E

**£22,500 PER ANNUM EXCL  
LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The property is situated on Fore Street which is the busiest thoroughfare within the picturesque harbourside town of St Ives. St Ives needs little introduction as one of the UK's most popular tourist destinations attracting hundreds of thousands of visitors year round with its glorious harbour, quaint cobbled streets, golden sandy beaches and is also home to the Tate Gallery at St Ives.

## DESCRIPTION

Well presented retail premises set over 3 floors with trading on the ground floor including picture window looking onto Fore Street, wooden flooring and handwash basin, open plan first floor area with views across St Ives Bay and storage, kitchen and WC at lower ground level.

## ACCOMMODATION

Ground Floor  
Retail area 7.15m x 2.59  
First Floor  
'Open Plan Room' 9m x 3.24m  
Lower Ground Floor  
Storage  
WC  
Kitchen with door to courtyard

## TENURE

Leasehold. The premises are available by way of an assignment of the existing 9 year lease which commenced on the 1st December 2015 at a current passing rental of £22,500 per annum. A copy of the lease is available upon request.

## LEASE PREMIUM

Offers in the region of £20,000 are being invited to take over the lease.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £16,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

## LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## SERVICES

Prospective owners 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

## VALUE ADDED TAX

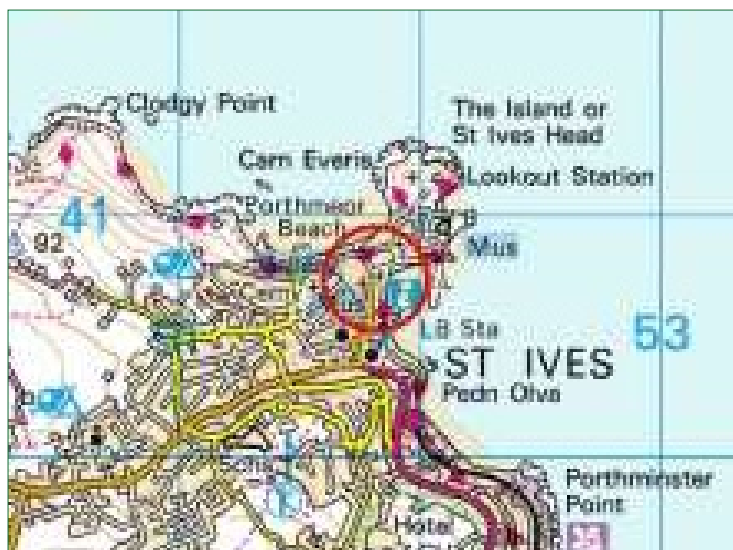
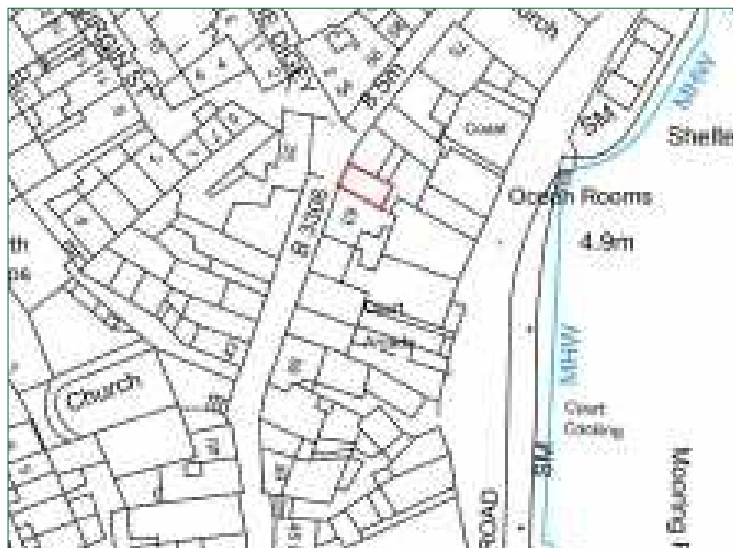
All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (120).

## 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](mailto:ts@miller-commercial.co.uk) or  
Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)



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