

**SBC**  
**PROPERTY**

**01872 277397**

**FOR SALE**

**CENTRAL ST IVES RETAIL PREMISES**

**POPULAR CORNISH TOWN**

**WELL PRESENTED THROUGHOUT**

**SALES 61.57 SQ M (663 SQ FT)**

**FREEHOLD — £225,000**



**WATERSIDE GALLERY**  
**STREET AN POL**  
**ST IVES**  
**CORNWALL TR26 2DS**

## LOCATION

St Ives is a very popular tourist town with a busy retailing centre, picturesque harbour and beaches with numerous and reputable restaurants, bars and pubs. The town has a strong reputation within the county and has numerous second homes, self-catering accommodation and attracts a strong art fraternity famed by the Tate Gallery. Waterside Gallery is centrally positioned within the town close to the prime retailing areas and harbourside.

## DESCRIPTION

The property offers an attractive two-storey stone fronted building with glazed return frontage to the ground floor. The ground floor provides an open-plan retail sales area with numerous glazed windows taking advantage of the corner position with an additional sales area and kitchen to the rear. There are two toilets located on the ground floor. Internally the property is operated as an artists gallery with painted walls, spot lighting and wood effect floors.

The upper floors which comprise a residential apartment have been sold off on a long leasehold interest.

## ACCOMMODATION

The main details of the accommodation are as follows (all measurements and dimensions are approximate):

### Ground Floor

Net internal width	8.00m
Shop depth	6.12m

Main sales	48.96 sq m	(527 sq ft)
Rear sales	12.61 sq m	(136 sq ft)
Kitchen	5.77 sq m	( 62 sq ft)
WC		

## TENURE

The premises are available freehold with vacant possession (ground floor). The first floor has been sold off on a long leasehold basis.

## PLANNING

The property has an E classification under the Use Classes Order 2020. Alternative uses may be possible subject to planning permission.

## BUSINESS RATES

We would advise all interested parties to make their own enquiries as to actual business rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property is classified as having a rating of C. 0050-1956-0355-7510-0014

## FREEHOLD PRICE

**£225,000** for the freehold of the premises. **Note:** The business could be available, by separate negotiation.





## VAT

VAT to be confirmed.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with sole selling agents

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**NB STOCK, FIXTURES AND FITTINGS ARE NOT INCLUDED**





