Miller Commercial

Chartered Surveyors and Business Property Specialists



1 TREGENNA HILL, ST IVES, TR26 1SE

A ground floor lock up retail unit in the popular seaside resort of St Ives. The premises occupy a good position in the secondary trading quarter of Tregenna Hill. Offering a net internal area of 500 sq ft (46.54 sq m) the premises are arranged over ground and first floor levels and benefit from WC facilities and double frontage. A new lease is offered with terms to be agreed.

- GROUND FLOOR RETAIL PREMISES
- POPULAR SEASIDE RESORT
- FIRST FLOOR SALES/STORAGE SPACE
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY
- ENERGY PEFORMANCE ASSEST RATING 'C' (53)

£12,000 PER ANNUM EXCLUSIVE









LOCATION:
St Ives needs no introduction. It is a real gem in Cornwall and attracts hundreds of thousands of tourists each year.

The property is well located for local bus routes, St Ives train station and is moments from the harbour, alongside the numerous retail and catering options that St Ives offers.

Tregenna Hill is located just up from Tregenna Place and moments from St Ives station, local transport links, and of course St Ives Harbour alongside the prime retail area of Fore St. St Ives is home to around 5,500 people, with close to 750,000 visiting each year.

DESCRIPTION:
A ground floor lock up retail unit in the popular seaside resort of St Ives. The premises occupy a good position in the secondary trading quarter of Tregenna Hill.

Offering a net internal area of 500 sq ft (46.54 sq m) the premises are arranged over ground and first floor levels and benefit from WC facilities and double frontage. A new lease is offered with terms to be agreed.

LEASE TERMS:
The lease terms are for a minimum 3 year let with other terms to be negotiated.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (53).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

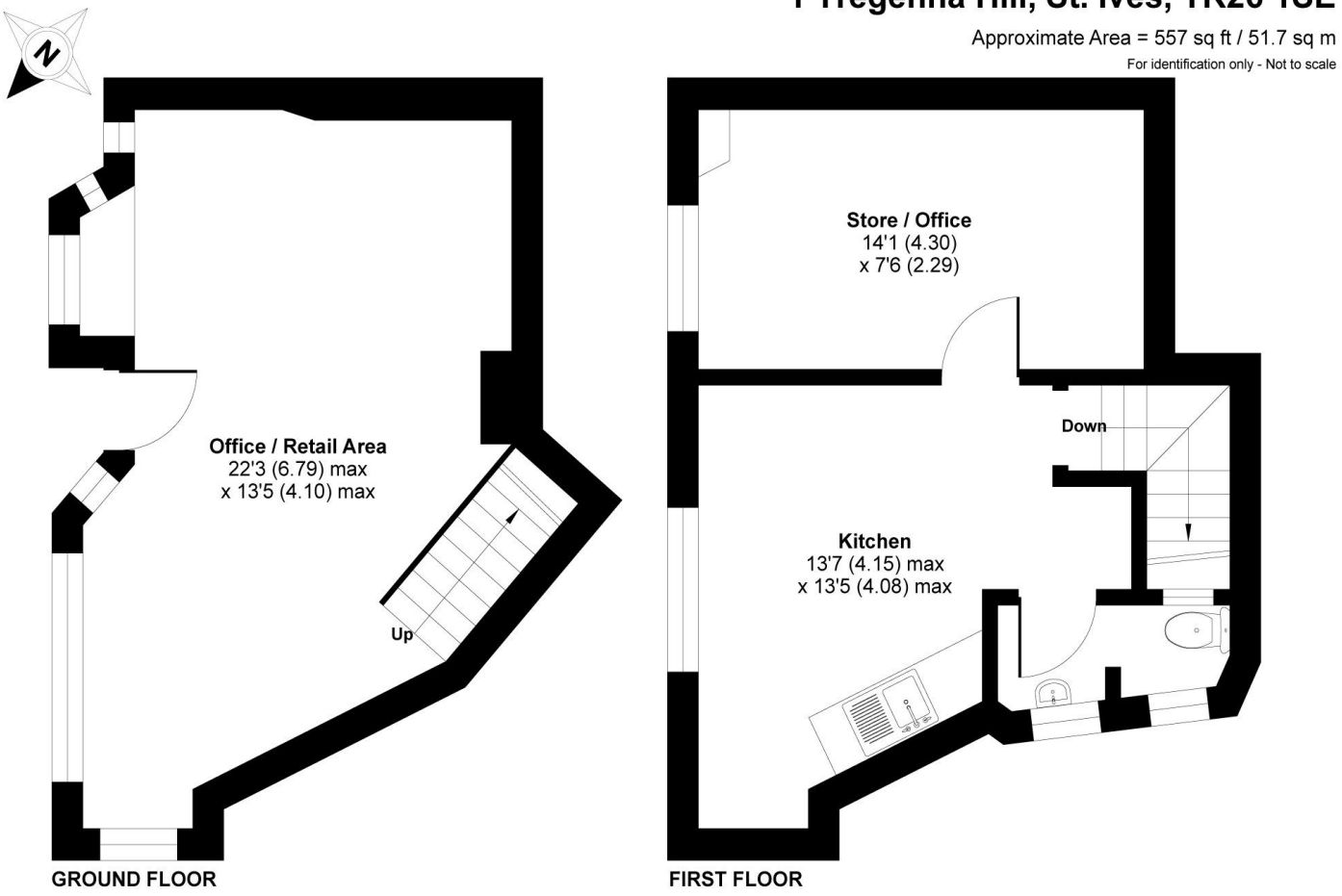
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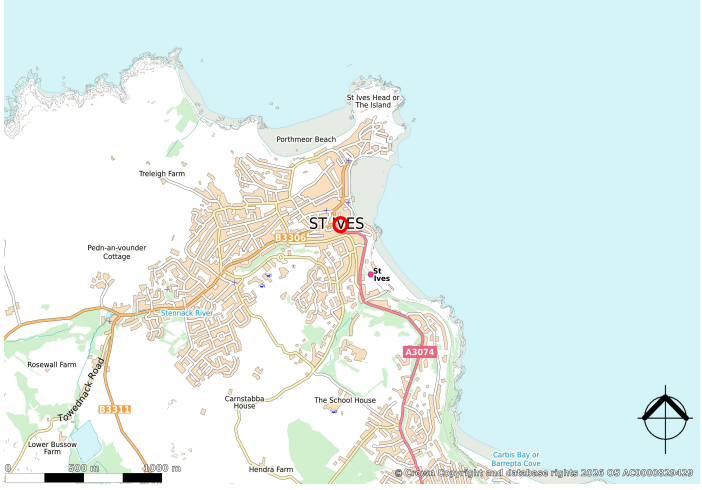
1 Tregenna Hill, St. Ives, TR26 1SE

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Miller Commercial LLP. REF: 1503508





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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