

6 TREGENNA HILL, ST IVES, TR26 1SE

£9,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
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:
Prominent, mid-terraced retail location with high footfall of both vehicular and pedestrian traffic, situated on Tregenna Hill. Neighbouring occupiers include an Indian restaurant, jewellery shops, art galleries and smaller independent retailers. The property comprises retail space on the ground floor with kitchenette and separate office/store area above.

SCHEDULE OF ACCOMMODATION:
Retail area: 179 Sq Ft / 16.63 Sq M
First floor store: 104 Sq Ft / 9.67 Sq M
First floor kitchenette: 16 Sq Ft / 1.52 Sq M
First floor WC: 10 Sq Ft / 0.9 Sq M

Total: 309 Sq Ft / 28.72 Sq M

SERVICE CHARGE:
There is no service charge on this unit.

TENURE / LEASE TERMS:
The premises are immediately available at a rent of £9,000 per annum for a minimum term of 3 years.

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

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £10,500. 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 (61).

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk









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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39