

FORMER WESTCOTTS GALLERY, WESTCOTTS QUAY, ST IVES, TR26 2DY

TO BE SOLD AT AUCTION. GUIDE PRICE £250,000 - £275,000. DATE 01-05.2025

Miller Commercial

Chartered Surveyors and Business Property Specialists









LOCATION:
The premises are situated in a harbourside position fronting Pednolva Walk and Westcotts Quay which also adjoins The Warren a popular location for hotels including the Pedn Olva and Trevose Harbour House and numerous holiday letting accommodation. This is a popular pedestrian route which connects the Cornish coastal path, Porthmister Beach and The Station with St Ives Town Centre.

DESCRIPTION:
The ground floor of a building which includes two dwellings (separately owned) above. The building is of stone construction with slate floors and centres around a small courtyard. The building includes a WC with shower and a kitchen and is otherwise open plan.

SCHEDULE OF ACCOMMODATION:
Gallery/Retail Space - 2031 sq.ft (188.7 sq.m)
Kitchen 142 sq.ft (13.2 sq.m)
WC with Shower
Gas Central Heating

TENURE:
Freehold - TO BE SOLD VIA AUCTION ON 01/05/2025. Please contact our Joint Auctioneers to register to bid and view legal documentation. www.cliveemson.co.uk

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 which shows that the current rateable value is £21,500. 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 B (30) and expires in December 2030.

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

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

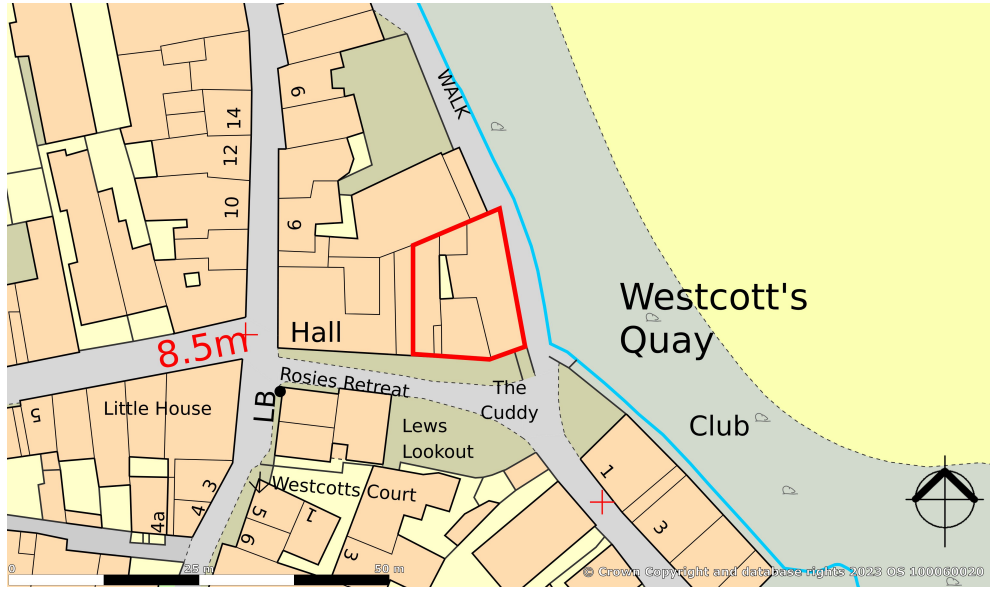
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk







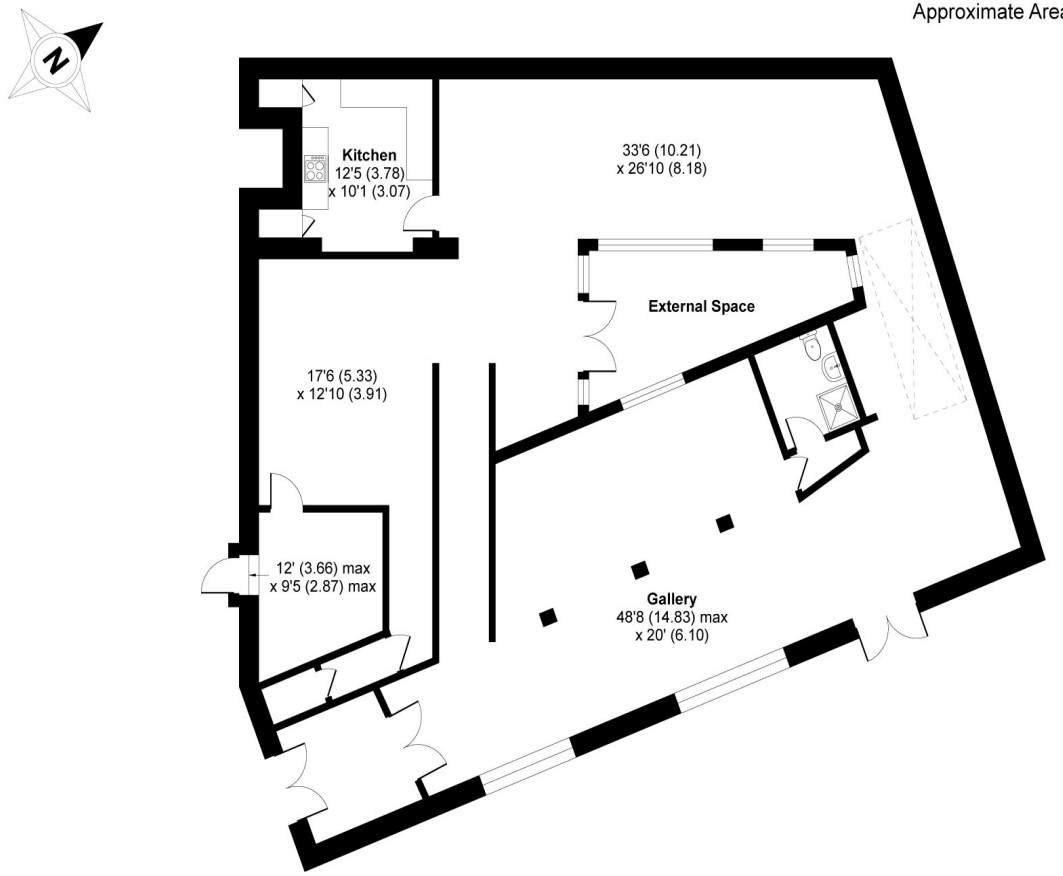




Westcotts Quay, St. Ives, TR26 2DY

Approximate Area = 2209 sq ft / 205.2 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Miller Commercial LLP. REF: 1064216

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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