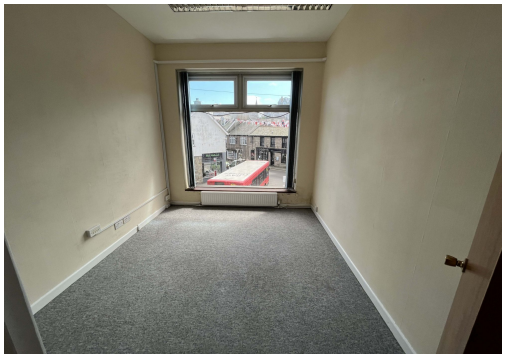
Miller Commercial

Chartered Surveyors and Business Property Specialists









FIRST FLOOR OFFICES, ROYAL SQUARE CHAMBERS, ST. IVES, TR26 2ND

- CENTRALLY LOCATED ST IVES OFFICES
- NEW LEASE OFFERED
- 1,436 SQ FT (133 SQ M)
- 6 OFFICE SPACES
- VIDEO TOUR AVAILABLE
- EPC 'E' (103)

£10,500 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.

PREMISES:
Office space in St Ives rarely comes to the market, and these well proportioned first floor offices, formerly home to a firm of solicitors, are available immediately in a central location. The offices would suit a variety of professional uses and offer large windows, a charming outlook across the square alongside high ceilings and ample circulation space.

SCHEDULE OF ACCOMMODATION:
The offices are accessed through a private entrance to the left of Co-Op Food. Stairs lead to the first floor to:

Hallway with kitchenette and WCs off

Office 1: 16 Sq M / 172 Sq Ft
Office 2: 11.1 Sq M / 120 Sq Ft
Office 3: 24.4 Sq M . 146 Sq Ft
Office 4: 16.5 Sq M / 177 Sq Ft
Office 5: 17.1 Sq M / 184 Sq Ft
Office 6: 11.9 Sq M / 128 Sq Ft

All measurements are in accordance with IPMS 3 - Office.

LEASE TERMS:
The premises are available to let on a new proportional full repairing and insuring lease.

VAT:
The property is elected for VAT therefore VAT will be payable on top of the rent.

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 £6,200.

VIEWING:
Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (103).

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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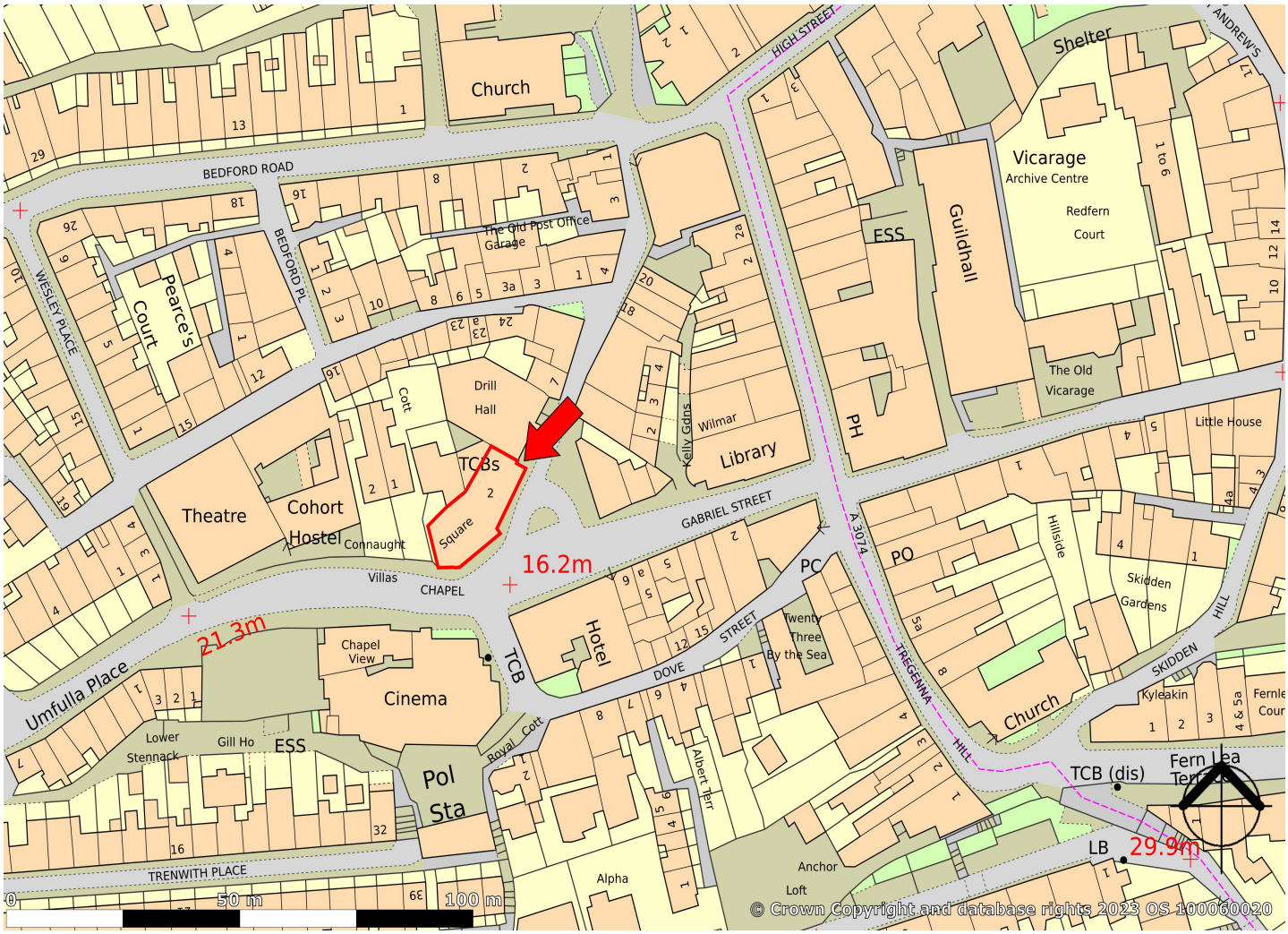





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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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