



RETAIL AND OFFICE INVESTMENT, 4 TREGENNA HILL, TR26 1SE

£389,000 FREEHOLD

**LOCATION:**

Well located at the bottom of Tregenna Hill in St Ives on the interchange to Stret-an-Pol and Tregenna Place. St Ives itself needs no introduction as one of the gems of the Cornish coastline and tourist destinations, welcoming over 500,000 every year as well as being home to a thriving population.

**DESCRIPTION:**

New to the market is a multi-let retail and office investment marketed off a Gross Initial Yield of 7.89% with a total annual rental income of £30,500.

Bradley's Estate Agents have been in occupation for many years, with Mine Taproom being a recent, exciting addition to the area.

There are four flats above which are independently owned by private leaseholders that all contribute to the annual service charge to maintain the building.

The investment has been in the careful hands of our clients for many years, held under their SIPP, with regular repairs and maintenance carried out throughout. Opportunities such as these are rare on the open market, offering good quality tenants with an attractive return for a gem location such as St Ives.

**SCHEDULE OF ACCOMMODATION:**

An internal inspection is recommended. In brief Bradley's occupy ground floor office space with rear basement. Mine Taproom occupy with front retail/seating area, with storage and WCs to the rear.

**Office** (Ground Floor Office) 23' x 9'7" max (7.00 x 2.91 max)

**Office** (Ground Floor Office) 13'5" x 12'7" (4.09 x 3.83)

**Cellar** (Lower Ground Floor) 12'5" x 6'3" (3.78 x 1.91)  
Stairs down from ground floor.

**Bar** 30'9" x 11'7" max (9.36 x 3.52 max)

**Bar** 23'2" x 13'11" (7.06 x 4.25)

**Kitchen** 27' x 11'8" max (8.23 x 3.55 max)

**WC**

**Store**

**SERVICE CHARGE:**

Our client has run a service charge. Copies are available on request.

**TENURE / LEASE TERMS:**

The investment is available freehold subject to the occupational leases to Mine Brewery and Bradley's Estate Agents.

Mine Brewery occupy under a 15-year lease expiring in 2039 at a passing rent of £19,500 with rent reviews due in years 3, 6 and 9.

Bradleys are currently holding over on a 10 year lease with negotiations to renew underway. The passing rent is £11,000 and this is expected to increase.

**VAT:**

The property is elected for VAT therefore VAT is payable on the purchase price.

**LEGAL COSTS:**

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

**BUSINESS RATES:**

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 Ratings are available on request.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

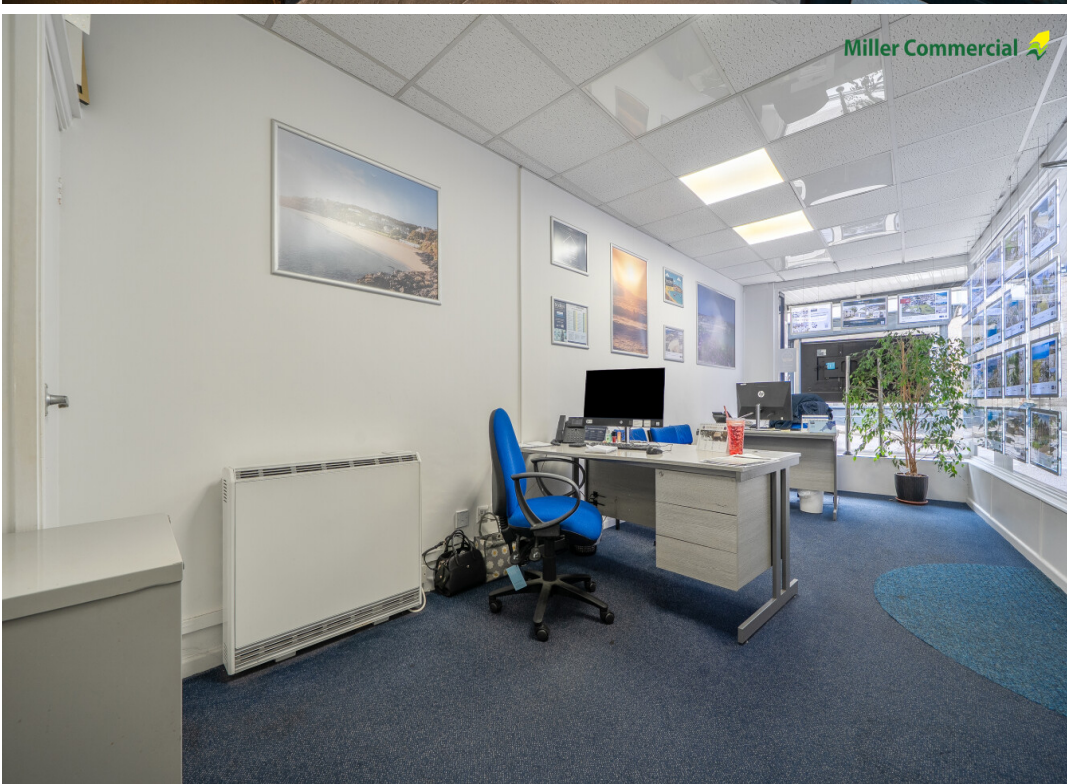
**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Eilidh Donaldson** on 01872 301830

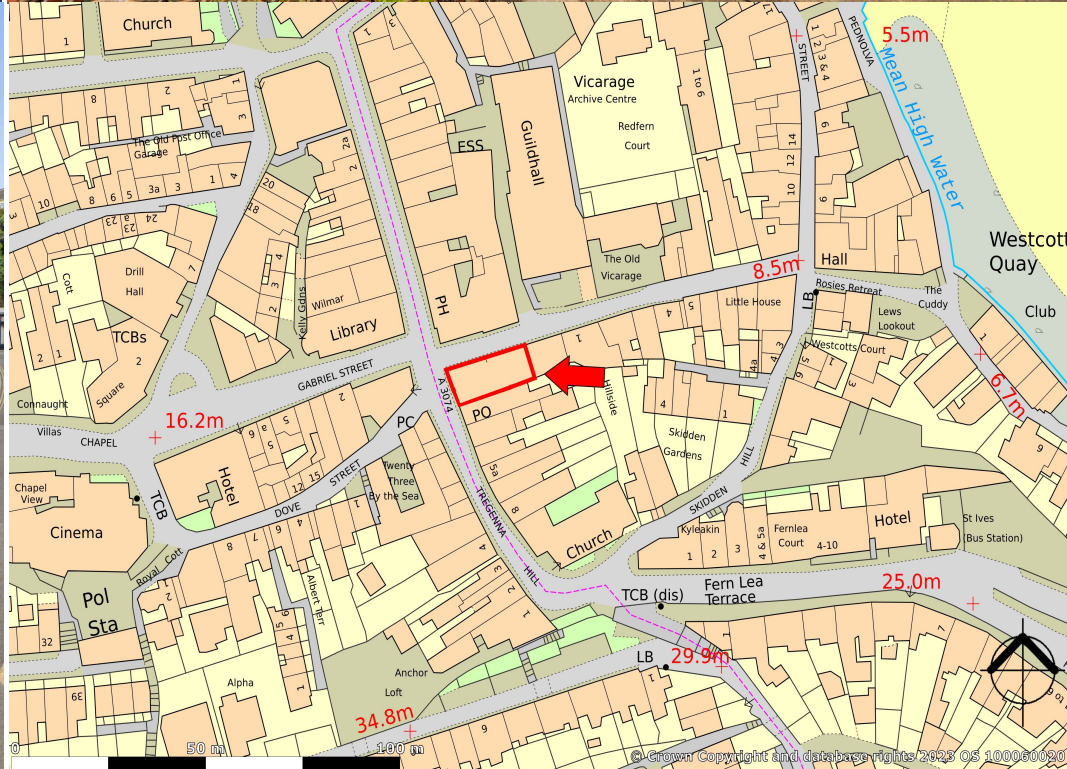
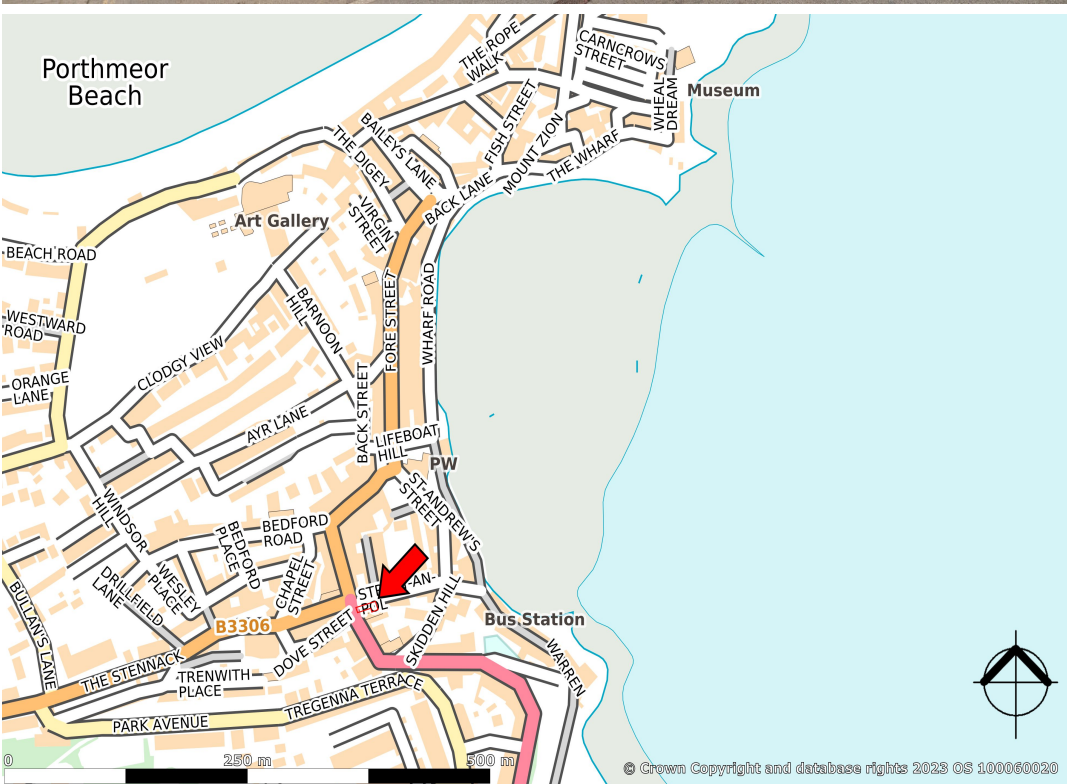
Email [ed@miller-commercial.co.uk](mailto:ed@miller-commercial.co.uk)







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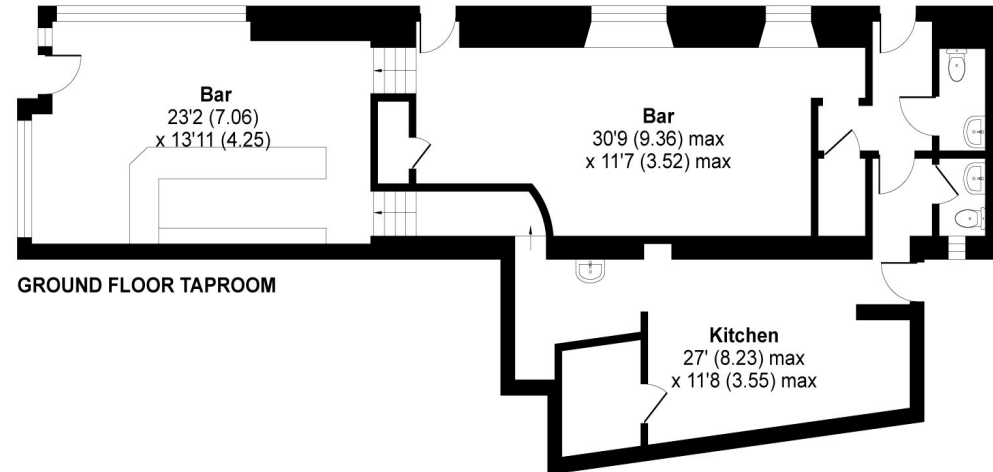
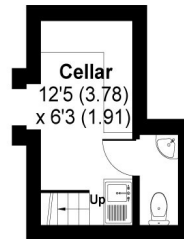
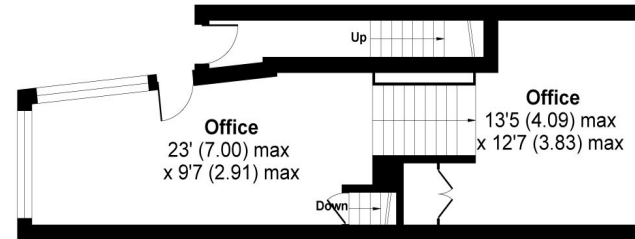
## Tregenna Hill, St. Ives, TR26

Office = 508 sq ft / 47.1 sq m

Taproom = 1130 sq ft / 104.9 sq m

Total = 1638 sq ft / 152 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: 1509378

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