



Noakes Habermehl & Kerr
OPTICIANS
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UNIT 1, CHY-AN-GWEAL, CARBIS BAY, ST. IVES, TR26 2RS

£10,000 PAX

LOCATION:

Carbis Bay is located just outside of St Ives and is an ever popular tourist destination with its glorious beaches and coastal beauty. Carbis Bay boasts its own stunning beach, coastal and trail path, and has its own trainline with links to Truro, and then onward to Exeter, Bristol and London.

DESCRIPTION:

1 Chy-an-Gweal is a lockup leasehold retail/office unit falling under Use Class 'E'. An opportunity exists for a new tenant to take this unit in the prime area of Carbis Bay. The unit itself is laid out as a main office space, with separate kitchenette, storage, staff room, shower and WC.

Nearby occupiers include Tesco Supermarket, various pubs, B&Bs and numerous holiday homes.

SERVICE CHARGE:

There is a service charge as administered by Miller Commercial on behalf of the Landlord which amounts to £1,310 per annum. Details are available upon request.

SCHEDULE OF ACCOMMODATION:

The areas below are approximate and measured under Net Internal Area as per RICS Property Measurement, 2nd edition:

Front retail area - 292 Sq Ft / 27.15 Sq M
 Rear retail -- 80 Sq Ft / 7.47 Sq M
 Rear Store - 108 Sq Ft / 10.01 Sq M
 Rear Store 2 - 61 Sq Ft / 5.68 Sq M
 FF Store - 38 Sq Ft / 3.54 Sq M
 FF Shower/WC - 38 Sq Ft / 3.54 Sq M
 FF Staff room - 119 Sq Ft / 11.09 Sq M
 FF Kitchen - 167 Sq Ft / 15.56 Sq M

Total: 923 Sq Ft / 85.71 Sq M

LEASE TERMS:

The premises are available by way of a new proportional full repairing and insuring lease for a minimum term of 5 years with other terms to be agreed.

VAT:

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

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 £6,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (55).

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

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