

FREEHOLD SHOP PREMISES FOR SALE – £150,000

Unit 1, Cyril Noall Square, 46 Fore Street, St Ives, Cornwall TR26 1FR

Currently trading as St Ives Glass Studio



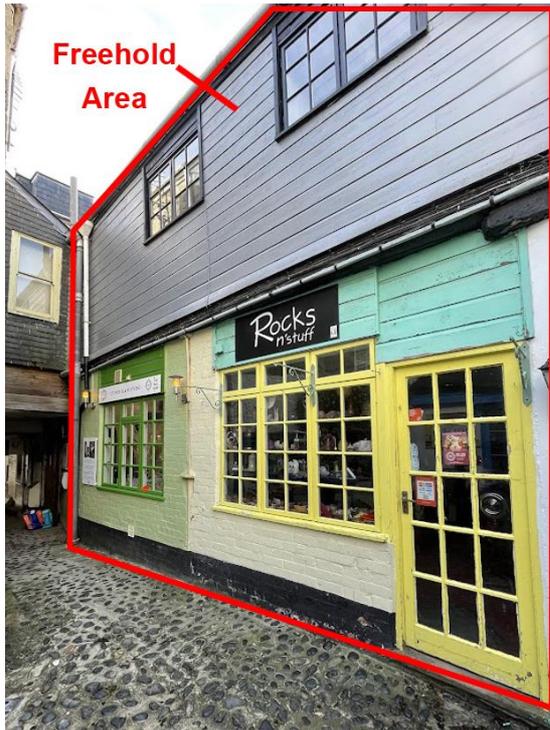
Description:

Well situated retail property available situated in a pretty courtyard just off Fore Street, the foremost retail street in St Ives, Cornwall. This self-contained retail unit has run successfully for the last 16 years by the owners, St Ives Glass Studio. This is a very rare opportunity to secure a freehold shop in St Ives, without an in-coming (premium).

St Ives is a picturesque seaside town located in Cornwall, England. It is renowned for its stunning coastal scenery, charming fishing harbour, and golden sandy beaches. The town has a rich history dating back to the 5th century, evolving from a fishing village to a popular holiday destination, known for its artistic community and vibrant cultural scene.

The town offers a variety of attractions, including world-class art galleries, such as the Tate St Ives, and numerous independent shops, cafes, and restaurants. St Ives has been voted one of the best family holiday destinations and boasts some of Europe's top beaches.

In addition to its natural beauty and cultural offerings, St Ives is well-connected, with easy access by train, bus, or car. The town's scenic railway line, the St Ives Bay Line, provides breathtaking views of the coastline and is a popular choice for visitors.



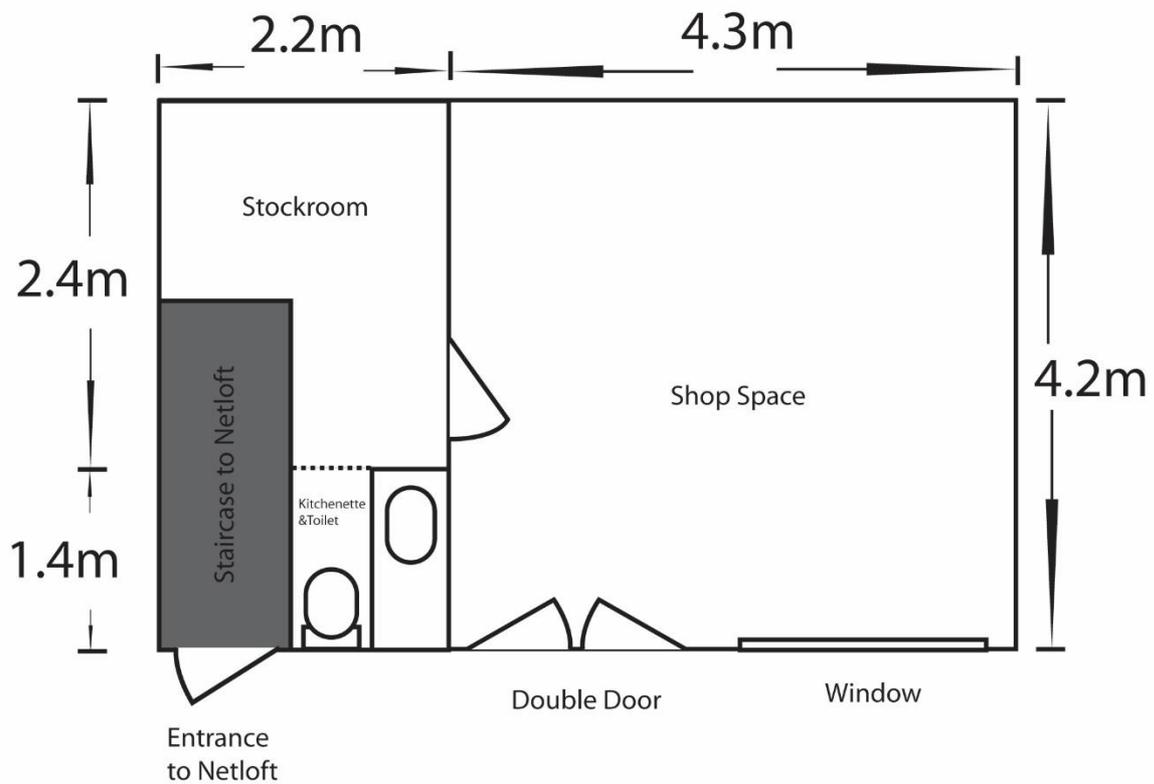
Key Points

- Well-located property within a picturesque courtyard setting but only yards away from the main shopping street in St Ives.
- Freehold property (freehold also covers the adjoining shop and flat above).
- Neighbouring occupiers include a range of independent retailers.
- Self-contained unit with kitchenette and w.c.
- Separate stockroom area containing kitchenette with w.c. and ample storage area.





Accommodation: All areas are approximate (plan not to scale)



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Services:

Mains electricity, water and drainage are connected to the property.

Business rates:

Rateable Value is £9,700, local council reference 25010840021000.

EPC / MEES: D (79)

FOR FURTHER DETAILS OR TO ARRANGE A VIEWING –

Tel: 07714 669870

Email: sallyacarver@gmail.com