

LOT
72

5 Street-an-pol, St. Ives, Cornwall TR26 2DS

GUIDE PRICE **£250,000+***

MIXED USE

Description

An interesting opportunity to acquire a double fronted mixed commercial/residential property, situated in close proximity to St Ives harbourside, enjoying a prominent trading position. The property comprises the retail area to the front of the property measuring circa 4.3m × 4.1m, with the residential kitchen and cloakroom to the ground floor. Lounge and master bedroom with en-suite shower room on the first floor and a further attic room/bedroom two. The property has the benefit of a shared courtyard to the rear and lapsed planning permission for a balcony off the attic room.

Situated

Street-An-Pol is situated just off the main High Street in St Ives and in close proximity of the Harbour. The ever popular seaside town of St Ives offers a wide range of restaurants, shopping and leisure facilities and art galleries, renowned for its glorious sandy beaches, being readily accessible to the A30 and railway stations.

Ground Floor

Double fronted shop area, kitchen, cloakroom.

First Floor

Lounge, master bedroom with en-suite shower room.

Second Floor

Attic room/bedroom two.

Outside

1/3rd of the rear shared courtyard area.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

E

Council Tax Band/VOA Rating

Flat A. Shop £5,600 (The shop currently has small business rate relief).

Note

The property has both freehold and leasehold titles, both in the sole ownership of vendor.

Tenure

Freehold