



30A FORE STREET, ST IVES

SBC
PROPERTY

ST IVES RESTAURANT & FLAT

30A FORE STREET

ST IVES

CORNWALL TR26 1HE

- St Ives town centre licensed restaurant & flat
- Prime Fore Street trading location
- Ground floor restaurant, wood effect and tiled floors, feature bar
First floor kitchen, WC & store
- 4/5 bedroom flat on upper floors to include private kitchen lounge/diner
- An exceptional opportunity to acquire a central catering premises with substantial living accommodation within the heart of busy St Ives
- Popular tourist destination consistently bustling throughout the year, with a significant surge during the summer months
- Lease Assignment to expire 2033 - Rent £32,500 Per Annum
- Please note the current trading name, trade fixtures & fittings and business are not included



LEASEHOLD PREMIUM - GUIDE PRICE £15,000

LOCATION

The restaurant is ideally situated on Fore Street, right in the heart of St Ives' most vibrant and bustling location, within prime Fore Street. St Ives itself needs little introduction as one of the West Country's leading picturesque resorts, and has won numerous awards including "Best Family Holiday Destination" and "10 Best European Beach Destinations". The beautiful harbour and fine sandy beaches attract a high volume of visitors during the seasonal months, and other attractions include the St Ives School of Painting and Tate Cornwall.

The property is found in central location on Fore Street amongst a variety of popular businesses to include, Timberland, Mountain Warehouse, Driftwood Gallery, Cellar Bistro, St Ives Bakery amongst others.

DESCRIPTION

The licensed restaurant, is a well-appointed establishment featuring an atmospheric dining area with approximately 14 covers, a stylish bar, dry store, and separate WC facilities for ladies and gentlemen. Tastefully decorated with wood effect and tiled floors, with picturesque shopfront overlooking Fore Street. A small outside area offers seating for a couple of two-seated tables.

Stairs lead up to the first floor which is arranged to provide small office, commercial kitchen, stores and WC.

The property also includes a 3/4-bedroom flat spanning two floors above the restaurant. To include two shower rooms, lounge/kitchen/diner and further lounge.

This represents a rare opportunity to acquire a central restaurant premises with substantial flat within the heart of St Ives.

THE BUSINESS

Our clients currently operate a well-regarded, year-round seafood restaurant on the premises. The property is now being offered for sale on a leasehold basis, with the existing business excluded from the transaction.

Please note:

- No trading information will be provided.
- Fixtures and fittings are not included.

ACCOMMODATION (Areas are approximate)

Ground Floor

Restaurant Area	-	14 covers 5.35m x 5.35m
Store cupboard		
WC		

First Floor

Office	-	1.71m x 1.07m
Kitchen	-	4.58m x 3.96m
Store	-	2.35m x 2.56m
WC		

Flat

Lounge/kitchen/diner	-	3.21m x 5.21m
Bedroom	-	3.78m x 5.20m
Bedroom 2	-	3.79m x 3.11m
Shower Room		

Second Floor / Flat

Bedroom 3	-	3.45m x 3.03m
Bedroom 4	-	3.53m x 2.67m
Bedroom 5/Lounge	-	3.53m x 2.38m
Cupboard		
Shower Room		

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

TENURE

A 10 year lease from 31st March 2023, inside the security of tenure provisions of the Landlord & Tenant Act 1954.

Tenant to be responsible for internal repair, plus contributing to building maintenance service charge and insurance.

Copy of lease is available upon request.

RENT

£32,500 per annum exclusive.

PREMIUM

Guide price - £15,000 for the leasehold interest.

REFERENCES, DEPOSIT & IDENTITY INFORMATION

Prospective tenants are to provide ID to comply with the current Money Laundry and Estate Agency Act regulations. Deposits and references may also be requested.



Nearby St Ives Harbour



BUSINESS RATES

The property has a Rateable Value of £23,500. (2023 list). Prospective purchasers should confirm actual rates payable with Cornwall Council which may include discounts.

COUNCIL TAX

We are advised the residential accommodation is assessed Tax Band - B.

EPC

EPC Rating : D

Certificate Number : 3806-3847-6849-2273-3718

Valid Until : 27 March 2032

VAT

We are advised the property is not currently elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property, Daniell House

Falmouth Road

Truro Cornwall TRI 2HX

FAO : Barney Peters

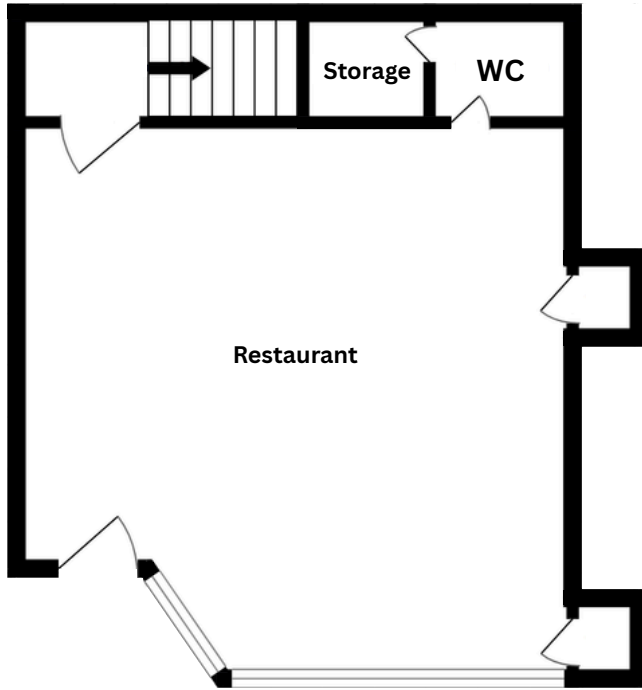
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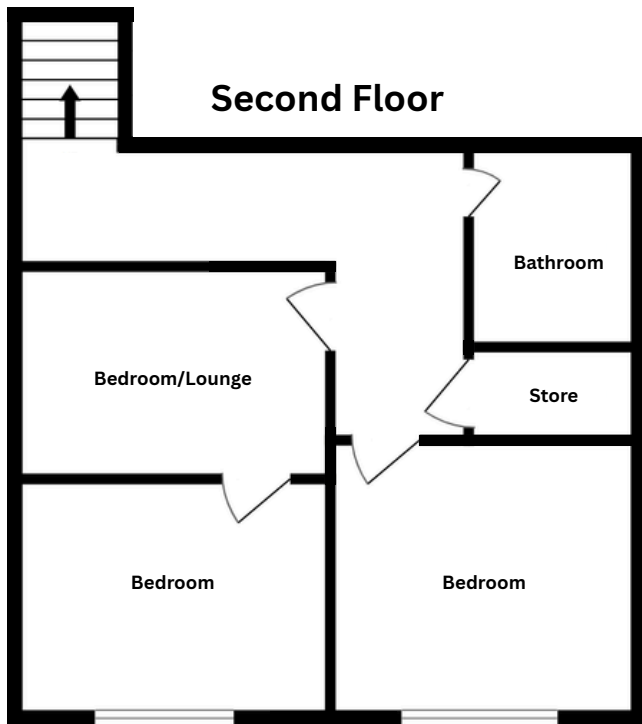


The sale of any business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

Ground Floor



Second Floor



EXIT

Store

WC

Kitchen

First Floor

PLEASE NOTE THE PLANS ARE INDICATIVE ONLY
NOT TO SCALE

Office

FIRST FLOOR FLAT

WC

Living/Kitchen/Dining

Bedroom

Bedroom





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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