



To Let

Unit 1, Market House
Market Place
St Ives
TR26 1RZ



Unit 1, Market House

Newly refurbished ground floor retail unit situated in an historic building in the heart of the St Ives retail area and close to the seafront.

Location

St Ives is a busy and unique retail area with high footfall and a diverse and vibrant high street. St Ives Town Council owns Market House and directly manages the ground floor retail units. It strives to be a fair and responsible landlord and is fully committed to supporting local independent businesses.

Situation

The unit is situated in a prominent location in Market Place at the end of Fore Street, just a short walk from the town's retail centre and seafront. The retail units within the ground floor are a mix of creative and artisan independent businesses.

Description

The property has just benefitted from refurbishment linked to the development of the building's first floor for the St Ives Archive and will be presented ready for the tenant to fit out. The property has good window space with aspects onto two sides of Market Place and forms part of an engaging and unique curved building design with highly prominent visibility and footfall.

The interior space has been refurbished to optimise space and visibility, newly painted with lighting and countertops.

Accommodation

All dimensions and areas are approximate.

Total sales area - 25.6m²/ 276sqft

Lease Terms

The property is offered by means of a new lease, outside the Landlord and Tenant Act, on proportional internal repairing and insuring terms. The length of the lease is negotiable with a minimum of three years.

Rent

Offers are sought in the region of £16,000 per annum. Rents are all-inclusive with no service charges.

Additional Services

The rent is inclusive of maintenance and cleaning of the exterior of the building and common parts, maintenance of fire alarms (excluding the interior of the demise); shared toilet facilities.





Insurance

Landlord to insure at its own expense and tenant to pay a proportion. Tenant to maintain their own window insurance.

Business Rates

The current rateable value is £15,750 (from 2023 to present) for which the tenant is responsible.

For further information regarding rates payable contact Cornwall Council.
Tel: 0300 1234171.

VAT is not payable on the rent.

Use and Planning

Use Class E commercial, business and services **excluding** businesses relating to the consumption of hot or cold food or beverages and/or sui generis uses.

Selection Criteria

In the event of more than one offer, the Council will prioritise viable bids from local independent TR26 businesses as far as possible. In selecting tenants, the Council will have regard to price, best fit with existing businesses and SMEs with links to St Ives.

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and execution of the lease.

Energy Efficiency

The property has a rating of C.
Reference 8140-1184-8490-4575-9477

Viewing

Viewing arrangements may be made directly through the Town Council.

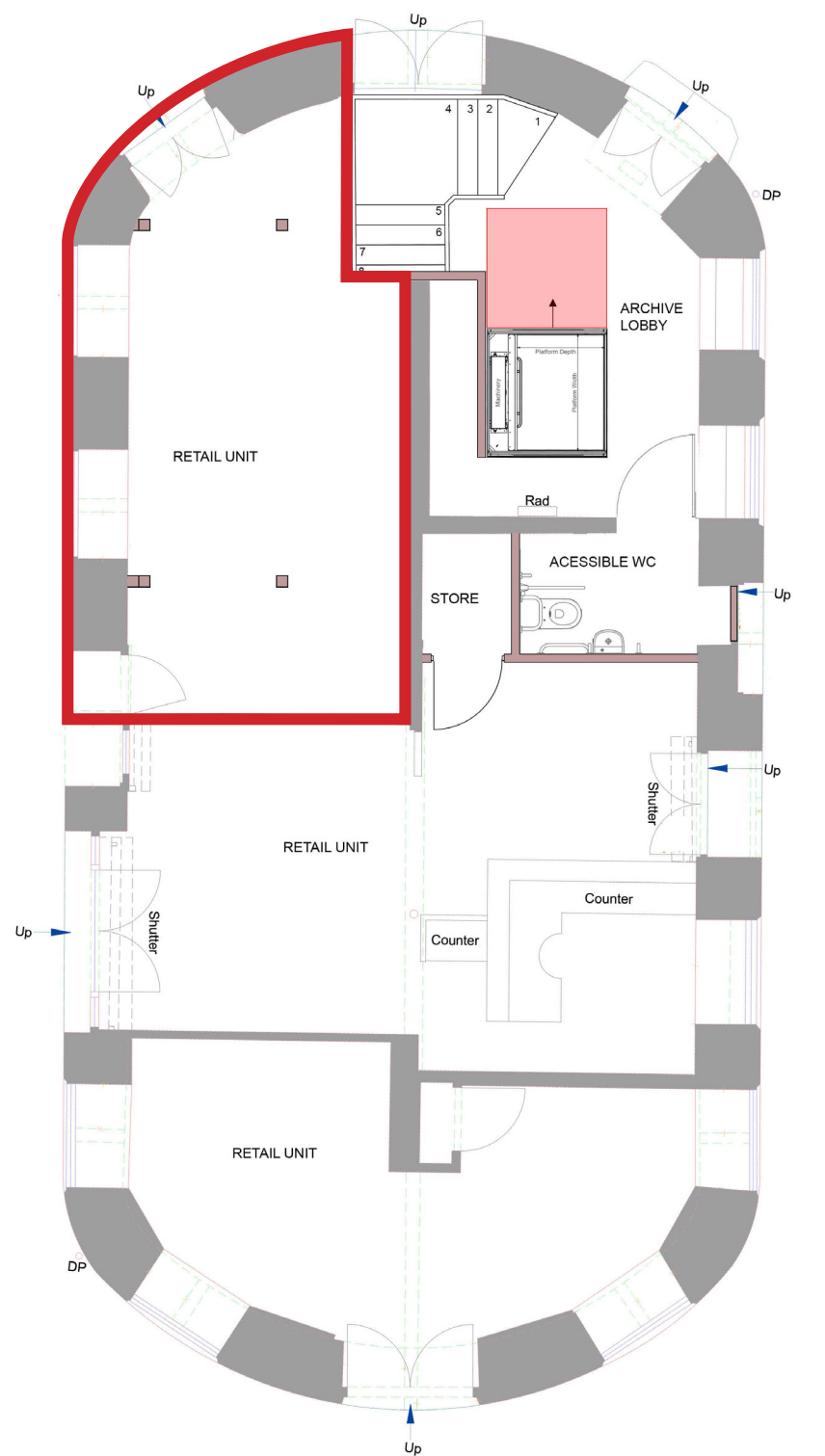
Email: enquiries@stives-tc.gov.uk

Tel: 01736 797840

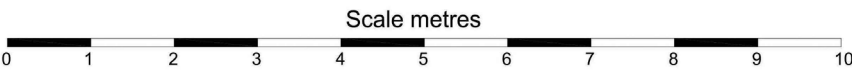
In Person: The Guildhall, Street an Pol, St Ives, TR26 2DS



Appendix 1: As Built Plans



Ground Floor Plan (1:50)



Appendix 2: Energy Performance Certificate

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| Market House Market Place ST IVES TR26 1RZ | Energy rating C | Valid until: 29 December 2034 |
| | | Certificate number: 8140-1184-8490-4575-9477 |

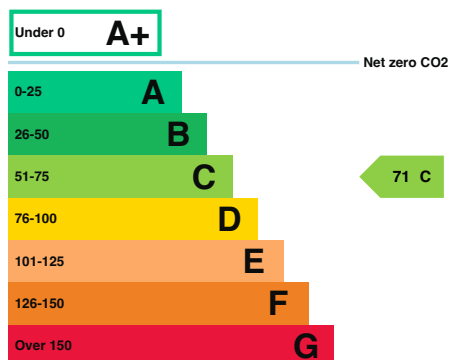
| | |
|------------------|--|
| Property type | Retail/Financial and Professional Services |
| Total floor area | 248 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

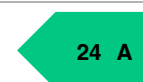
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



<https://find-energy-certificate.service.gov.uk/energy-certificate/8140-1184-8490-4575-9477?print=true>

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