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FOR SALE

Unit 6, Royce Court, Burrel Road, St Ives, Cambs, PE27 3LE

GUIDE PRICE: £82,000

- Warehouse Unit in Popular Industrial Location
- Warehouse - 44 sq m (475 sq ft); Mezzanine - 39 sq m (420 sq ft) - Total Floor Area - 83 sq m (895 sq ft) Approx
- 2 Car Parking Spaces
- Cambridge - 14 Miles; Huntingdon - 5 Miles; Peterborough - 20 Miles



Location

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 12 miles north west of Cambridge, 5 miles east of Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and North West. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the City, particularly businesses in computers and research and development.

There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. There is a guided bus service from St Ives to Cambridge and the Park and Ride service is located at Meadow Lane, a short distance from the town centre and St Ives Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

The Property

The subject property is located on the popular St Ives Industrial Estate and is constructed around a steel frame with breeze block and brick walls.

The warehouse provides WC's at ground floor with storage space at mezzanine level. Access is via a roller shutter door.

There are 2 car parking spaces adjacent to the property.

Accommodation

Warehouse	44 sq m	475 sq ft
Mezzanine (Storage)	<u>39 sq m</u>	<u>420 sq ft</u>
Total Floor Area	<u>83 sq m</u>	<u>895 sq ft</u>

Planning

The property is understood to benefit from planning permission for Classes E and B2 use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Services

It is understood that mains water, gas, electricity and telecom services are connected to the premises. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

Tenure

The property is available for sale freehold with vacant possession.

Price

Guide Price: £82,000 exclusive.

VAT

VAT is payable at the applicable rate.

Legal Costs

Each party to bear their own legal and agent's costs.

Business Rates

2023 Rateable Value: £4700
2024/2025 Rate Pounding 49.9p/£
(Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole agents:

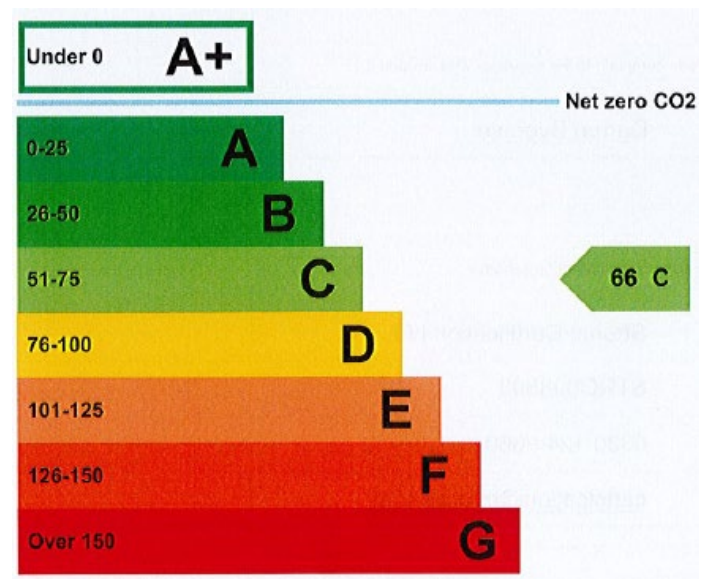
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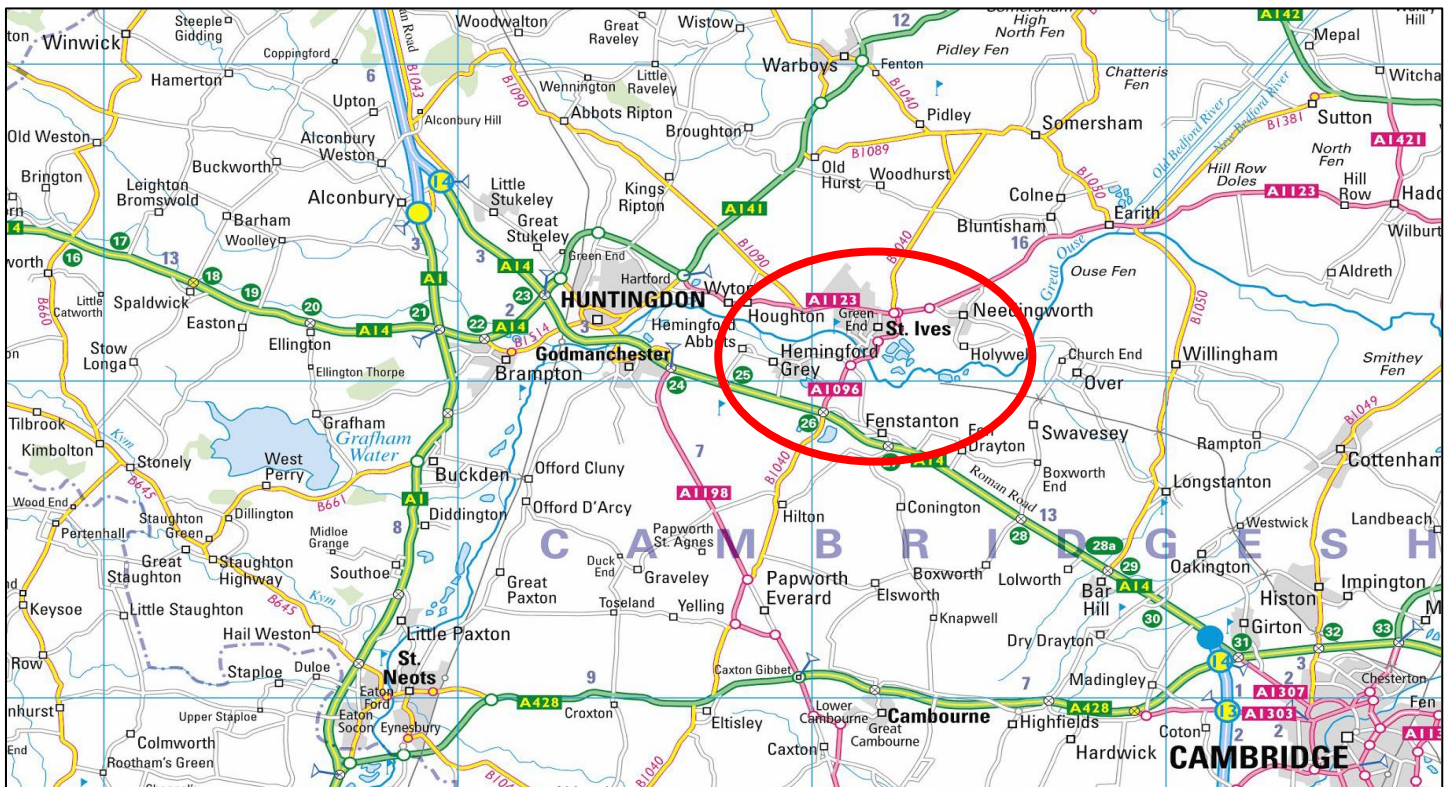
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