

# UNIT 5

Abbey Retail Park, Harrison Way, St. Ives, PE27 4AE



## Key Highlights

- 1,860 sq ft
- Excellent customer parking
- Currently trading as a fish & chip restaurant - suitable for other uses
- Opportunity for a different food type provider or expand service eg deliveries
- Existing occupiers include Costa Coffee, McDonalds and Subway
- Edge of town location adjacent to ring road and opposite Morrison Supermarket
- Fully fitted kitchen and furniture - available by separate negotiation

## Description

Harrison Way Retail Park is a food court development comprising 5 outlets served by a one-way entrance/exit from the A1096 with extensive on site car parking.

McDonald's, Costa Coffee and Subway are already on site.

## Location

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500. 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 A14 and links to East Coast ports. The area also benefits from its proximity to Cambridge. There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes to Kings Cross from Huntingdon. There is a guided bus service from St Ives to Cambridge and a park & ride service.

## Terms

The property is available by way of a new lease on a full repairing and insuring basis on terms to be agreed. VAT will be payable on the rent.

## Viewings

Strictly by appointment with the agents (staff unaware).

## Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas. Further details are available from the agents.

## Business Rates

Rates payable: £16,716.50 per annum  
(based upon Rateable Value: £33,500)

However with the current retail discount in place, the rates payable are currently £4,179.12 per annum.



## Contact

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