

01480 451578

eddisons.com

Town Centre Office/Retail Premises - TO LET

Eddisons

Incorporating Barker Storey Matthews



3 THE SHEEP MARKET, ST. IVES, CAMBRIDGESHIRE PE27 5AJ

Rent: £28,500 per annum

Size: 1,698 sq ft (157.74 sq m)

- Prominent town centre location
- Flexible accommodation over 3 floors
- Suitable for a range of uses (STP)
- On-site car parking

LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 19,000 and is located approximately 4 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south east, Huntingdon 6 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. Road communications are very good via the A14 with links to both the A1 and the M11. St Ives benefits from a Guided Bus service directly into central Cambridgeshire. There are mainline railway stations at both Huntingdon and Cambridge.

3 The Sheep Market is located on the historic town centre Market Square, now the principle retail area. The property has a prominent frontage on the north side of the Square and is convenient for town centre car parking. There are a wide range of businesses in close proximity to the property including Boots, M & Co Clothing, Poundland, British Heart Foundation, Yorkshire Building Society and Greggs the bakers.

DESCRIPTION

3 The Sheep Market is a mid terrace Victorian building with accommodation over 3 floors. The ground floor comprises a shop front with ancillary offices and storage areas to the rear. The first and second floors comprise additional ancillary office accommodation.

To the rear is a private car park for up to 5 vehicles.



SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Accommodation	sq m	sq ft
Ground floor retail	41.52	447
Ground floor offices	36.14	389
Ground floor strongroom	5.65	61
First floor offices	34.36	370
Second floor offices	34.87	375
Second floor kitchen	5.17	56
Total NIA	157.71	1,698

All measurements above are approximate.



RENT

£28,500 per annum exclusive.

VAT

We understand that VAT will not be charged on the rent.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £22,500.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

TENURE

Leasehold.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The property has an EPC of E (114). A copy of the EPC is available from the agent.

LISTED STATUS

The property is not Heritage Listed, however it is located within St Ives town centre Conservation Area.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH.

Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.179365.V7 230425 rv



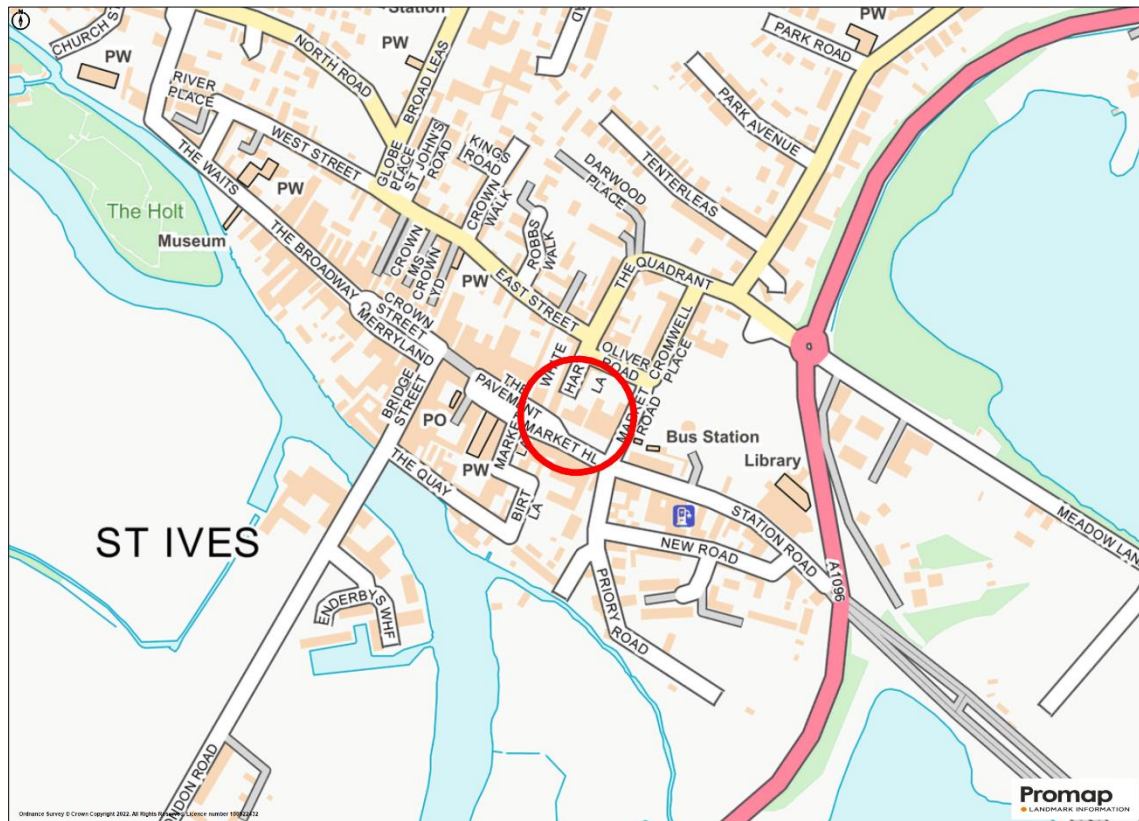
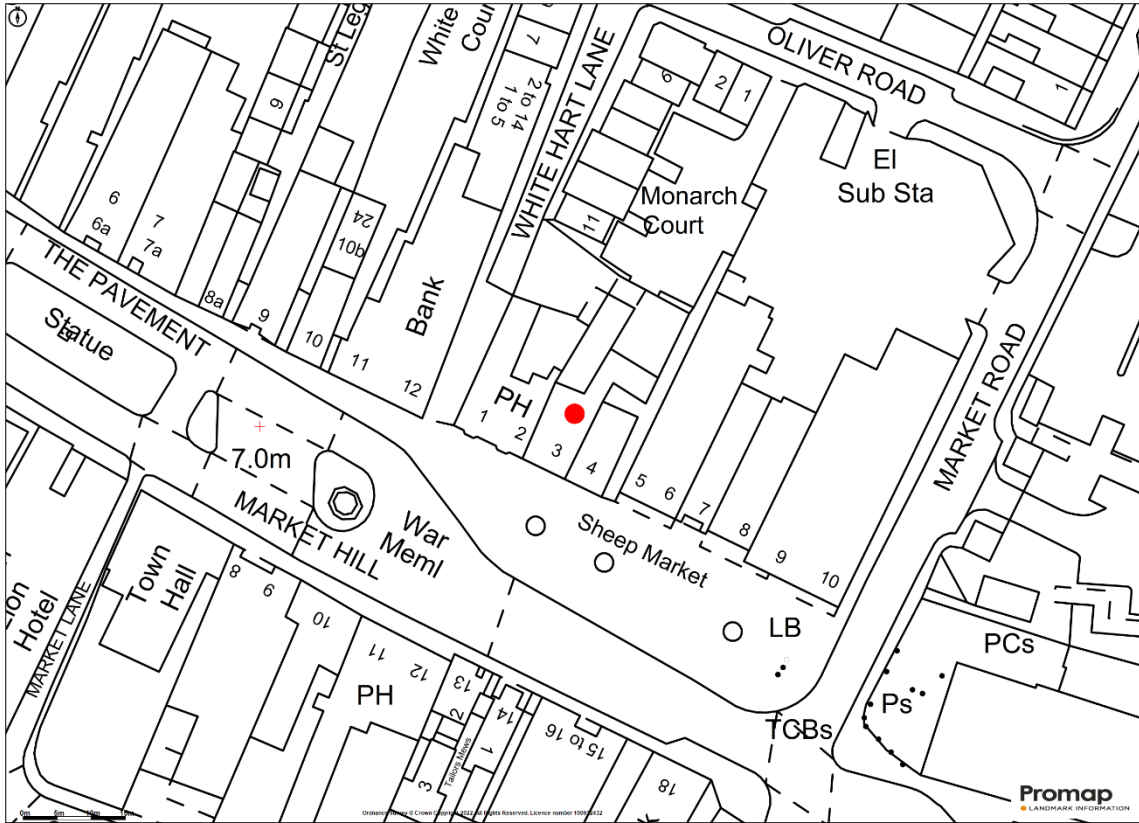
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