

01480 451578

eddisons.com

TOWN CENTRE OFFICE SUITE - TO LET

Eddisons



**SUITE C, FIRST FLOOR, 9 SHEEP MARKET, ST. IVES,
CAMBRIDGESHIRE PE27 5AH**

Rent: £9,480 per annum

Size: 790 sq ft (73.36 sq m)

- Town Centre Location
- Air Conditioned
- Overlooking Market Square
- Separate Male/Female WC and Kitchen Facilities
- Allocated Parking Space

LOCATION

The attractive market town of St Ives has a current population of approximately 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge and a frequent Guided Bus service between Cambridge and St Ives.



DESCRIPTION

The premises are on the first floor of a town centre building and benefit from a shared ground floor glazed entrance lobby, shared separate male and female WCs and a shared kitchen.

The offices comprise a suite of three inter-connecting rooms with windows overlooking the Market Square. More particularly, the suite comprises the following approximate accommodation.

There is a parking space at the rear of the building.

ACCOMMODATION

Suite C		
Office 1	45.01 sq m	(485 sq ft)
Office 2	13.87 sq m	(149 sq ft)
Office 3	14.48 sq m	(158 sq ft)
Total Area	73.36 sq m	(790 sq ft)

*All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

SERVICES

Mains electricity, and water are believed to be available to the premises. Interested parties are however 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.

RENT

£9,480 pa payable quarterly in advance.

VAT

We understand that VAT is payable in respect of the offices.

LEASE TERMS

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

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £7,700. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2022/23 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses the VOA estimates that rates payable will be £3,942.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

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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EPC

The property has an EPC rating of *(to be confirmed)*

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

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