

01480 451578

eddisons.com

OFFICE - TO LET

Eddisons



FIRST FLOOR OFFICES, 9A THE PAVEMENT, ST. IVES, CAMBRIDGESHIRE PE27 5AD

Rent: £19,500 per annum

Size: 1,573 sq ft (146.13 sq m)

- Located in the heart of St Ives Town Centre
- Situated across two floors
- Modern facilities and amenities
- Dedicated car park available to rear of building

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.

Many major retailers have outlets here including Boots, Waitrose, Superdrug and New Look. A feature of the town is the range of small specialist shops. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.



DESCRIPTION

The property comprises office accommodation split over two floors access directly from The Pavement. The property benefits from LED lighting and carpeted floors with separate kitchenette and WC's located on the first floor. The offices have a total area of 146.16 sq m (1573 sq ft). There are allocated parking spaces to the rear by negotiation.

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.

ACCOMMODATION

Description	Sq m	Sq ft
First Floor Office	53.39	575
Staff break-out area	27.51	296
Second Floor Office	65.26	702
Total	146.16	1573

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

RENT

The rent is £19,500 per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £12,250.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p as 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.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of D (94). A copy of the EPC is available upon request.

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

Eddisons

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.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

150 High Street

Huntingdon

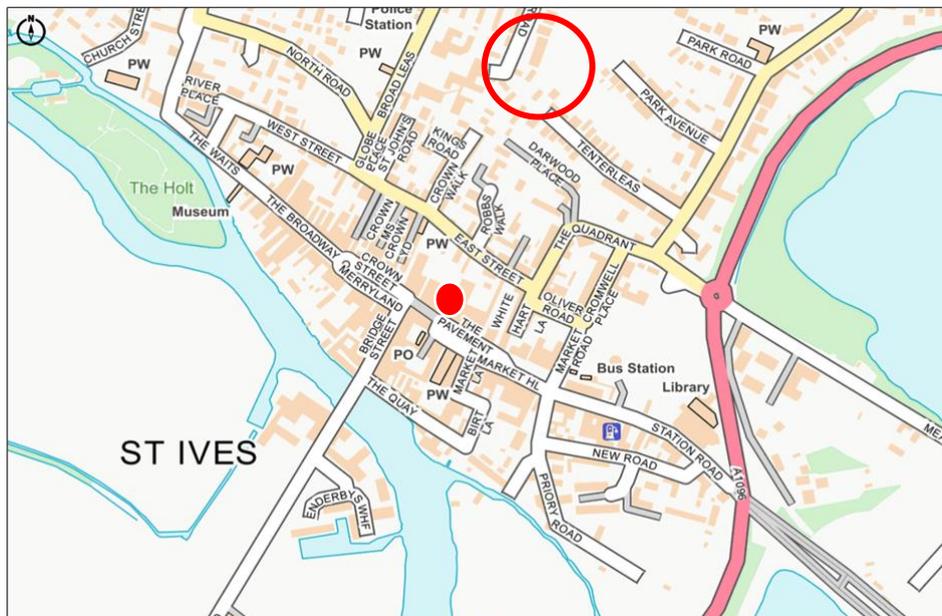
Cambs, PE29 3YH.

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