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RETAIL/OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



2-3 FREE CHURCH PASSAGE, ST. IVES, CAMBRIDGESHIRE PE27 5AY

Rent: £12,500 - £30,000 per annum

Size from: 530 sq ft (49.24 sq m) to 1,326 sq ft (123.19 sq m)

- Suitable for a variety of uses (STP)
- Refurbished shell condition to be provided
- Good display windows
- Close to other amenities

LOCATION

The attractive old riverside town of St Ives has a current population of about 19,000 but draws on a much larger catchment. The town centre is closed to through traffic and provides comprehensive shopping facilities. Many major multiple retailers have outlets here including Boots, Waitrose, Superdrug and The Edinburgh Woollen Mill. It has a medium-sized department store, Townrows featuring many high street brands. A feature of the town is the range of small specialist shops, including many beauty and gift shops. It is also a popular dining destination. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.

To find the property proceed from the bus station in the centre of the town along The Pavement toward Market Hill. Turn left down Free Church Passage and the property is situated on the right hand side.

DESCRIPTION

The property comprises a pair of ground floor retail units benefitting from many period features including arched windows set back from the brick fascia and high ceilings. Currently the property is divided to provide two self-contained shop units however it may be possible to make this into one larger premises if required. The property will be provided to a shell finish with interested parties to provide their own shop fittings.

The property benefits from being situated in a popular cut through to access the picturesque river views.



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

Shop 2 - 796 sq ft (73.95 sq m)

Shop 3 - 530 sq ft (49.24 sq m)

Total – 1,326 sq ft (123.19 sq m)

PLANNING

It is anticipated that the shops will benefit from the recent changes to the Use Classes Order and fall into the new category of E. However, interested parties are advised to seek confirmation from the local authority that their intended use will be permitted.



RENT

The rent for the shops are as follows;

Shop 2 - £17,500 pa exclusive

Shop 3 - £12,500 pa exclusive

VAT

VAT will be charged on the rental.

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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LEASE TERMS

Available upon new lease terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property forms part of a joint assessment for both shop units. The combined RV is £14,000.

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

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

There is currently no service charge payable in respect of either property.

EPC

An EPC will be provided prior to lease completion.

LISTED STATUS

The building is Grade II listed, English Heritage building ID 1330646
Further information is available from the Historic England website.

VIEWING

Strictly by appointment with the sole agents:-
Eddisons Incorporating Barker Storey Matthews

150 High Street
Huntingdon

Cambs, PE29 3YH.

Contact: Matthew Hunt or Joseph Bowman

Matthew.hunt@eddisons.com / Joseph.bowman@eddisons.com

(01480) 451578

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