

01480 451578

eddisons.com

Retail/Office - TO LET

Eddisons



12 THE BROADWAY,
ST. IVES, CAMBRIDGESHIRE PE27 5BN

Rent: £8,500 per annum

Size: 486 sq ft (45.15 sq m)

- Allocated parking to rear
- Shop and rear store/office
- Potential for alternative uses (STP)
- Good sized display window

LOCATION

The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The former A14 trunk road lies just 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.

The property fronts onto The Broadway with on-street parking directly outside.



DESCRIPTION

The property provides a prominent retail unit fronting directly onto The Broadway with a further retail area/store to the rear. The property offers a good sized display window providing plenty of natural light to the front retail area. There is an allocated parking space to the rear which is accessed directly from East Street. The shop may suit a variety of uses (STP) although has most recently been used as a travel agents.

There is a shared kitchen and WC's at first floor level.

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.

PLANNING

It is anticipated that the property will benefit from the new usage classification 'E' under new changes to the Planning Use Classes Order effective from 1st September 2020. Interested parties are advised to ensure satisfactory planning permission is in place for their intended use.



RENT

£8,500 per annum exclusive

VAT

The rent is plus VAT.

RATES

The property currently has a split assessment between the shop and rear store. The rateable values for these parts are £4,300, and £1,150 respectively. It is anticipated that interested parties will be able to benefit from small business rate relief which will result in paying no business rates. Interested parties are advised to seek confirmation from the local authority.

LEGAL COSTS

Each party to bear their own costs.

EPC

We are awaiting an EPC.

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.

Eddisons

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews

150 High Street
Huntingdon
Cams
PE29 3YH

Contact: Matthew Hunt / Joseph Bowman

matthew.hunt@eddisons.com / joseph.bowman@eddisons.com

(01480) 451578

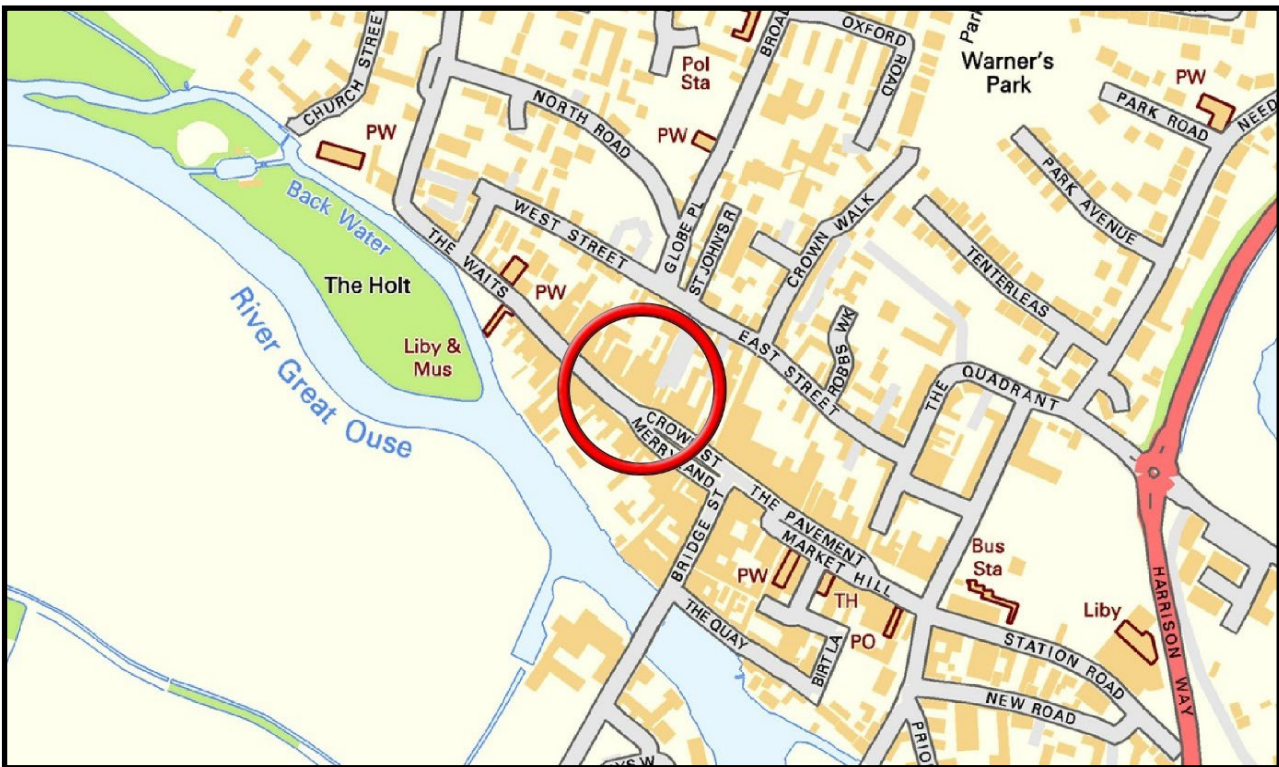
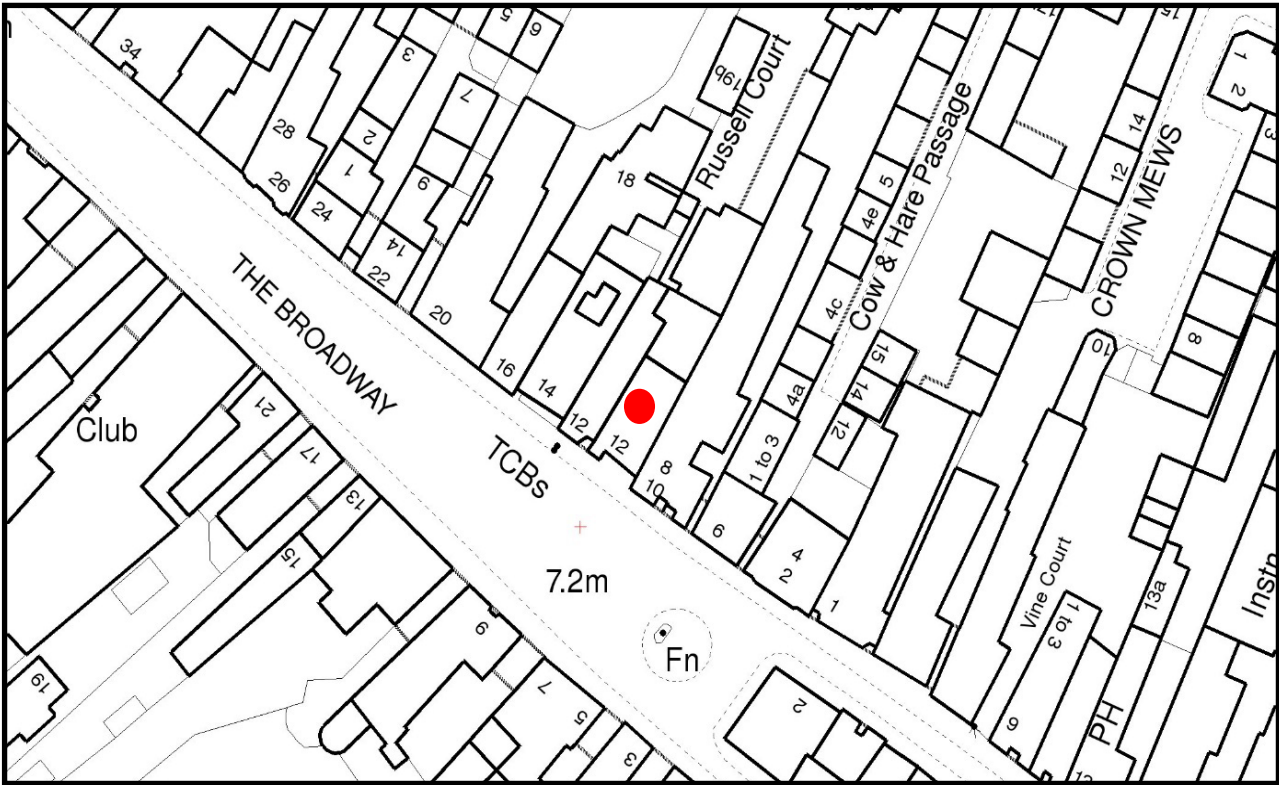
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