01480 451578 eddisons.com

Town Centre Retail Premises - TO LET





15 CROWN STREET, ST. IVES, CAMBRIDGESHIRE PE27 5EB

Rent: £33,000 per annum

- Prominent town centre location
- Clear ground floor retail area
- Popular market town
- Rear loading access

Size: 1,466 sq ft (136.25 sq m)

LOCATION

St lves is a traditional market town on the banks of the river Great Ouse in Cambridgeshire with a current population of approximately 17,000 and is located roughly 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 nearby to both the A1 leading north/south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge and the Guided Bus Shuttle service into central Cambridge. There are two popular markets each week.

15 Crown Street is prominently located in the heart of St Ives retail area and in close proximity to the town centre facilities, market square and car parks.



DESCRIPTION

High profile town centre retail unit. The property has most recently been used by Fat Face clothing retailers and benefits from a rear loading services door and staff facilities.

SERVICES

Mains electricity, water and gas are understood 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

Retail area	123.49 sq m	(1,329 sq ft)
Ground floor stock	12.76 sq m	(137 sq ft)
Total approx NIA	136.25 sq m	(1,466 sq ft)

Areas are approximate on a net internal area basis.



RENT

£33,000 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 on terms to be agreed.

TIMING

The property is available immediately on completion of legal formalities.

RATES

We understand by way of internet enquiries made from the VOA website that the property has a current rateable value of $\pm 34,250$. This includes the first floor and will be re-assessed.

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



Important Information

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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.

LEGAL COSTS

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

EPC

The property has an EPC of C (59). A copy of the EPC will be available from the agent.

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

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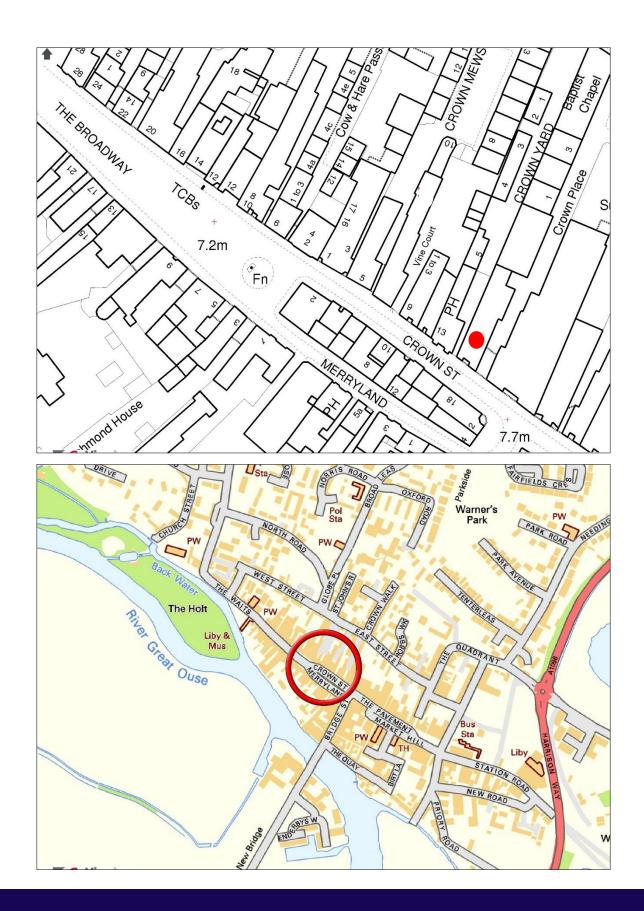


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