

01480 451578

eddisons.com

Eddisons

Town Centre Retail Premises - TO LET



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

Rent: £33,000 per annum

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

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

LOCATION

St Ives 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 £34,250. This includes the first floor and will be re-assessed.

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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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
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

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