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Re-development Opportunity (STP)

Former Shop with Ancillary Areas - FOR SALE

Eddisons



26-28 THE BROADWAY, ST. IVES, CAMBRIDGESHIRE PE27 5BN

**Price: Offers in the order of £395,000**

**Buildings: 3,569 sq ft (331.47 sq m)**

**Site area: 0.20 acres (0.083 hectares)**

- Re-development opportunity (STP)
- Former retail unit with separately accessed residential accommodation
- Large rear yard/car park
- Town centre location

## LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000 and is located approximately 2 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 to the town are very good via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct services to London.

The Broadway is one of the principal roads at the centre of this delightful riverside town, and is a collection of historic buildings with a mix of both commercial and residential uses. The property is only a short walk from the pedestrianised town centre and riverside areas, and convenient for the road network.



## DESCRIPTION

A mid terrace Grade II Listed double fronted building on the picturesque Broadway at the heart of St Ives town centre. The property comprises a 2-storey building with former retail/café premises on the ground floor, with residential accommodation above and to the rear. To the rear of the main building is a substantial yard and car parking area accessed off West Street.

## SERVICES

Mains electricity, gas, water and drainage are understood to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Often, where buildings become 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

### 2 Storey House

Ground floor	1,349 sq ft	(125.3 sq m)
First floor	1,204 sq ft	(111.8 sq m)
<b>Total internal area</b>	<b>2,553 sq ft</b>	<b>(237.1 sq m)</b>

### Outbuildings

Stores	507 sq ft	(47.12 sq m)
Garage/store	509 sq ft	(47.25 sq m)
<b>Total GIA</b>	<b>1,016 sq ft</b>	<b>(94.37 sq m)</b>

**Total site area – 0.20 acres (0.083 hectares)**

\*All measurements are approximate.



## PRICE

Offers are invited in the region of £395,000 for the freehold with vacant possession on completion.

For more information, visit [eddisons.com](http://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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## VAT

We understand that VAT will not be charged on the freehold sale price.

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## COUNCIL TAX

The property is currently assessed for Council Tax (Band D). The amount payable for the year commencing April 2023 is £2,091.74. Interested parties are advised to make their own enquiries directly with the local council.

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## TENURE

Freehold.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs.

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## EPC

The property has an EPC of D (83). A copy of the EPC is available from the agent.

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## LISTED STATUS

The building is Grade II Listed (English Heritage Entry Number 1128715) and located within St Ives town centre Conservation Area.

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## 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](mailto:stephen.power@eddisons.com)  
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