

01480 451578

eddisons.com

TO LET – SHOP/OFFICE

Eddisons

Incorporating Barker Storey Matthews



4 MARKET HILL

ST IVES, CAMBRIDGESHIRE, PE27 5AL

Rent: £12,500 per annum exclusive

Size: 423 sq ft (39.38 sq m)

- Prominent town centre location
- Parking nearby
- Large display window
- Suitable for alternative uses (STP)

LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 19,000 and is located approximately 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/A1307 with links to both the A1 and the M11.

St Ives benefits from a Guided Bus service directly into central Cambridgeshire. There are mainline railway stations at both Huntingdon and Cambridge.

DESCRIPTION

The property comprises an open plan ground floor retail unit. The internal accommodation provides a sales area to the front with WC to the rear. There is a good sized display window fronting Market Hill. The property has an ITZA sales area of 319 sq ft (29.64 sq m).

Customer pay and display parking is available outside the property and nearby.

SERVICES

Mains electricity, and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of any part of the property.



PLANNING

Interested parties are to satisfy themselves that there is sufficient planning consent for their intended use.



RENT

£12,500 per annum exclusive.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £ £9,800.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p in the pound. 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 legal costs.

EPC

The property has an EPC of D (79). A copy of the EPC is available upon request.

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

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240419

For more information, visit eddisons.com

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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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