

01480 451578

eddisons.com

Office – TO LET

Eddisons



**FIRST FLOOR, OFFICE 3,
12 THE BROADWAY, ST. IVES, CAMBRIDGESHIRE PE27 5BN**

Rent: £4,800 pax

Size: 359 sq ft (33.32 sq m)

- Prominent office space
- Separate storage room included
- Accessed via East Street and The Broadway
- Shared kitchen and toilets

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 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 comprises a first floor open plan office accessed via an internal staircase which is secured by a security keypad. The office is at the back of the building overlooking the rear courtyard. There is a separate store room included within the lease which could be used as a small meeting room or simply additional storage. There are also shared WC and kitchen facilities on the first floor.

There is a large public car park to the rear of the property on East Street, together with plenty of on-street parking to the front on The Broadway.

SERVICES

Mains services 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.

ACCOMMODATION

Office	26.68 sq m	(287 sq ft)
Store	6.65 sq m	(72 sq ft)
Total IPMS	33.32 sq m	(359 sq ft)

All measurements above are approximate.

RENT

£4,800 per annum exclusive.

The property contributes towards a communal service charge which covers repairs, insurance, and maintenance to the building and communal areas.

VAT

We understand that VAT will be charged on the rent

LEASE TERMS

The property is available upon terms to be agreed with a lease directly to the landlord.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £2,750.

For the year commencing 1 April 2023 rates will normally be charged at 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 to bear their own costs in relation to this transaction

EPC

Awaiting an EPC.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

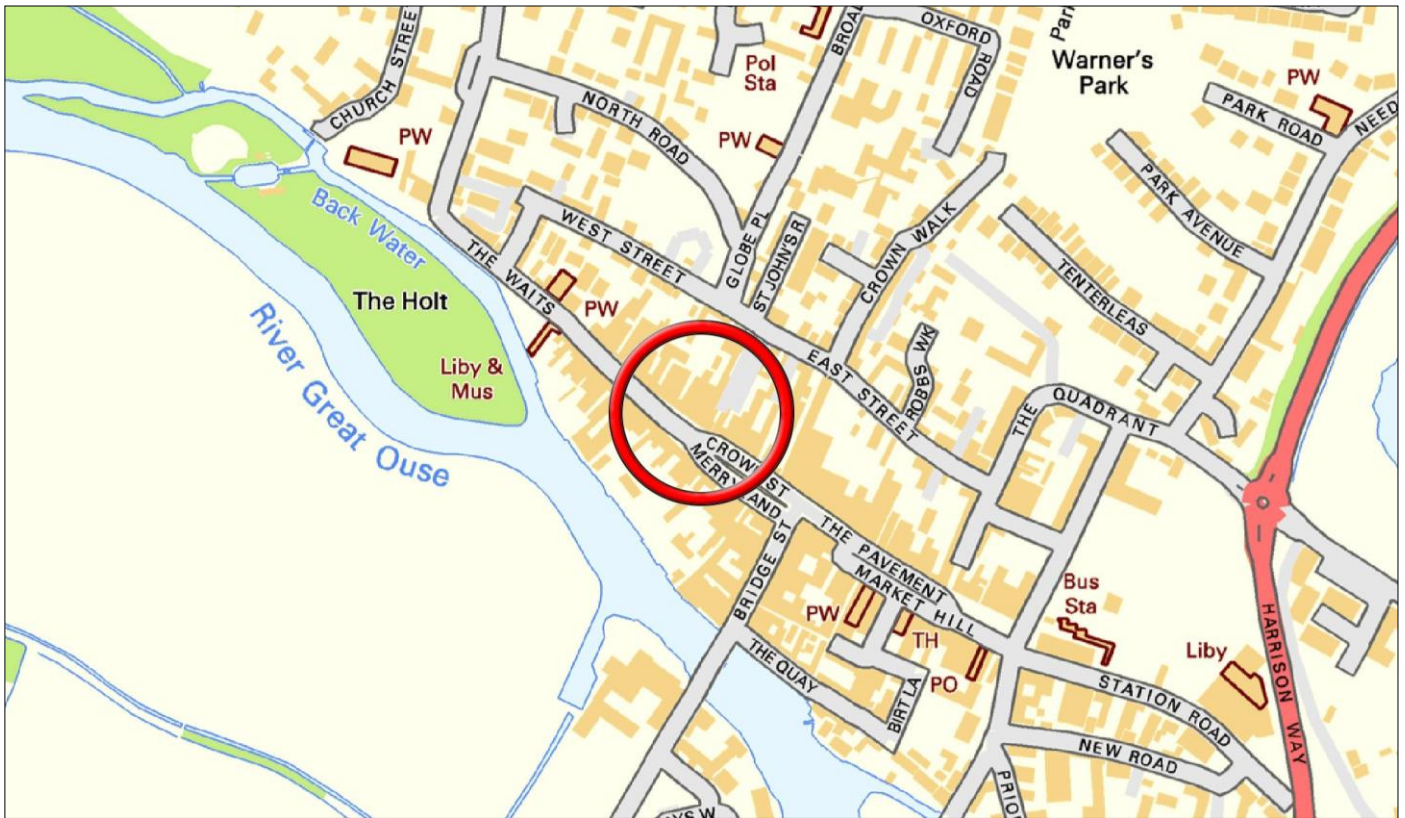
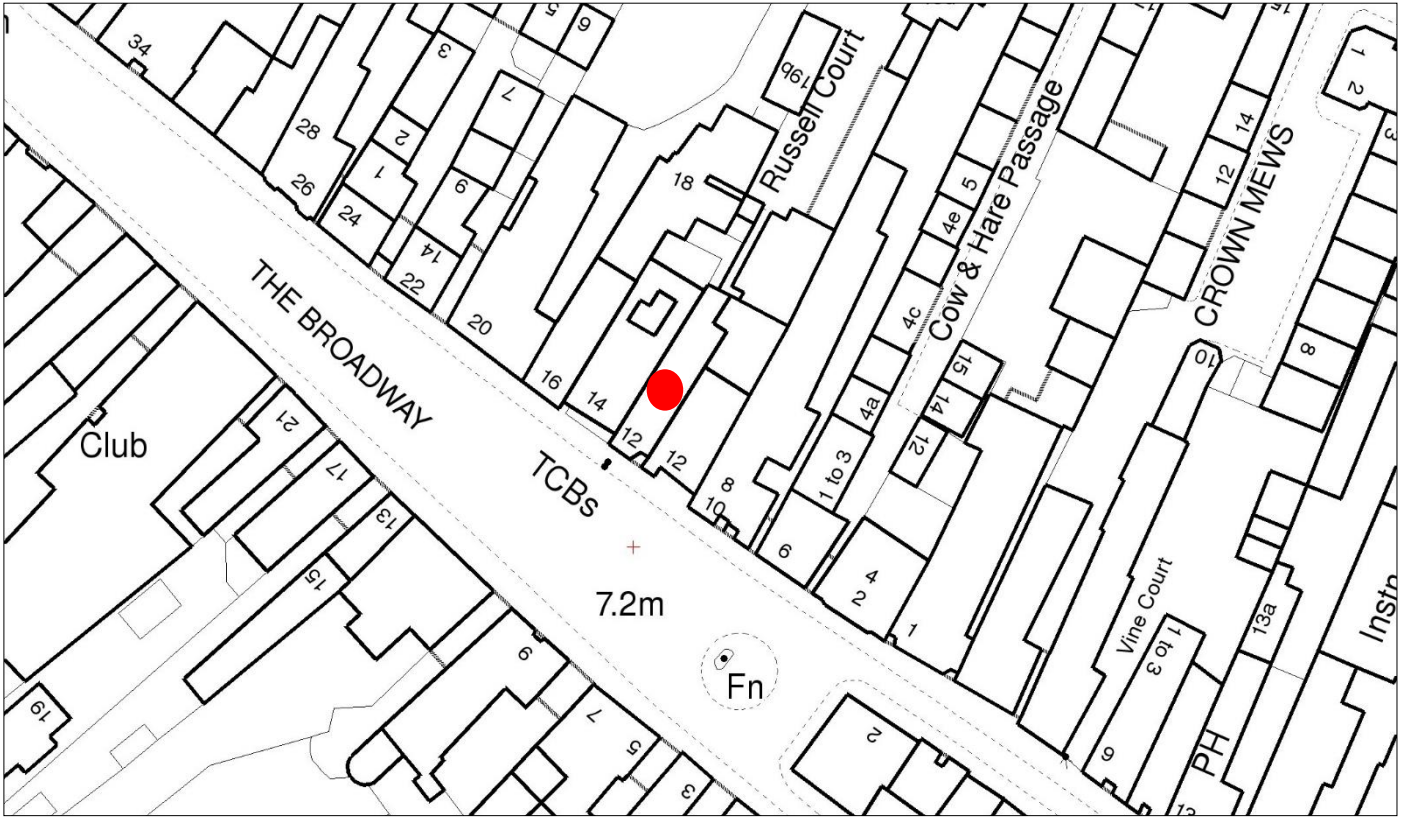
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For more information, visit eddisons.com
T: 01480 451578

Important Information

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