

01480 451578

eddisons.com

SHOP AND FLAT - FOR SALE

Eddisons



6 & 6A THE BROADWAY,  
ST. IVES, CAMBRIDGESHIRE PE27 5BN

**OIRO £300,000**

**Size: 1,187 sq ft (110.3 sq m)**

- Town centre
- Nearby parking
- Separate entrance for flat
- Suitable for alternative uses (STP)
- Prominent position on The Broadway

## 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.

## DESCRIPTION

This property features a ground floor retail unit with a residential flat on the first floor. The retail space offers approximately 504 sq ft, suitable for various business uses (STP). Street-level entrance for the shop. The property also benefits from a basement underneath a large majority of the shop which could be suitable for additional storage.

The flat above is accessed via Cow and Hare Passage to the side of the property. Access is from ground floor level into a lobby and stairwell leading upstairs. The flat provides a living room, separate kitchen, bedroom, and bathroom and provides spacious living accommodation.

The shop and flat are held as two separate titles but propose to be sold in one transaction.

## SERVICES

Mains electricity, gas and water 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

All measurements are approximate prepared on a net / gross internal area basis.

Ground Floor 504 sq ft (46.85 sq m) - NIA  
First Floor 683 sq ft (63.45 sq m) - GIA

## PRICE

Offers may be considered in the region of £300,000.

## VAT

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

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £10,750. For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000.

It is anticipated that the flat is charged within council tax band A.

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

The shop has an EPC of D (90).  
The flat has an EPC of D (61).

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](mailto:matthew.hunt@eddisons.com) / [joseph.bowman@eddisons.com](mailto:joseph.bowman@eddisons.com)  
(01480) 451578

811.182417.V1 240522

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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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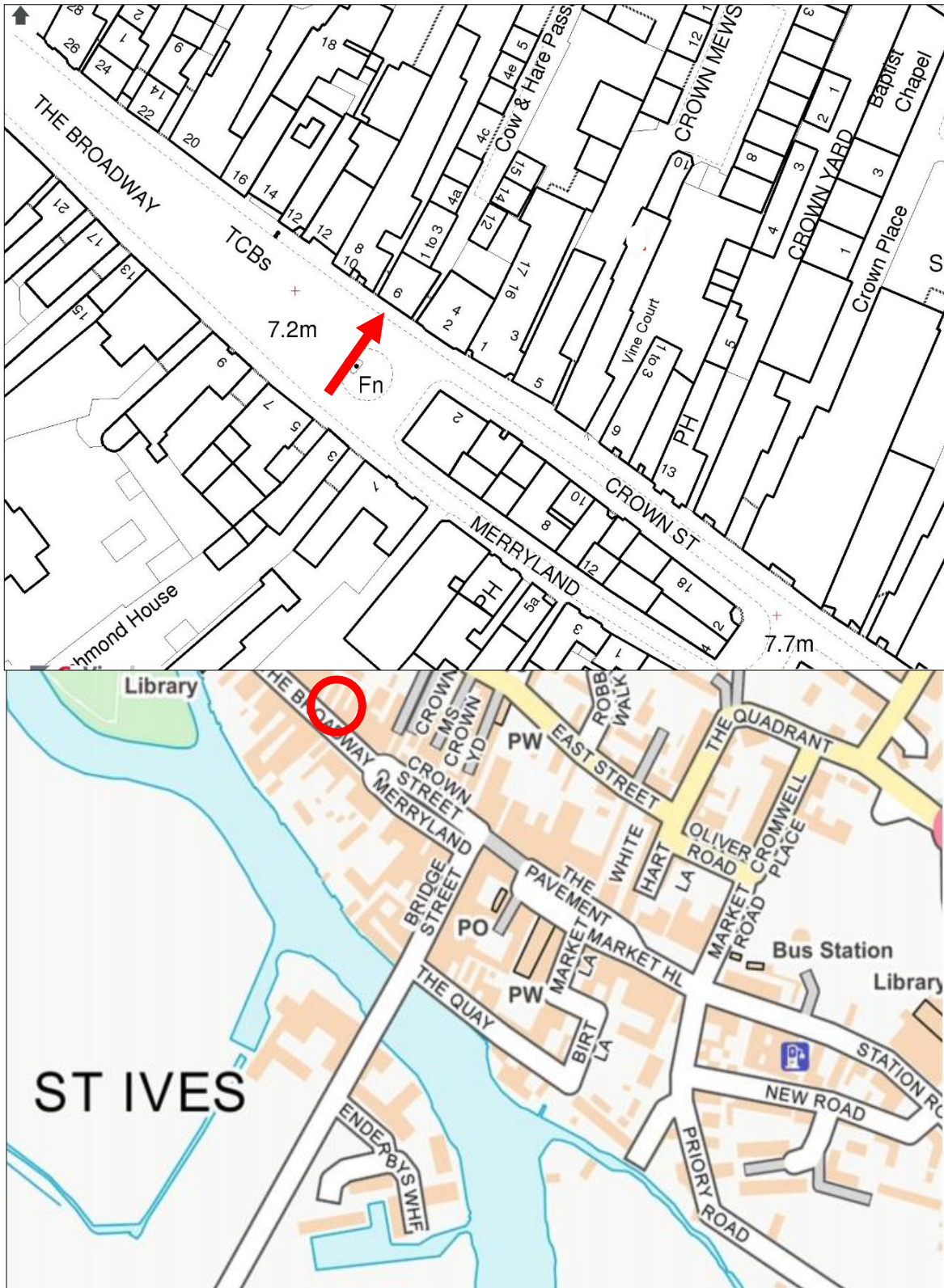
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