

01480 451578

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SHOP/OFFICE - FOR SALE / TO LET

Eddisons

Incorporating Barker Storey Matthews



**9 THE BROADWAY,
ST IVES, CAMBRIDGESHIRE PE27 5BX**

Rent: £12,000 per annum exclusive

Size: 441 sq ft (40.99 sq m)

Price: £150,000

- Prominent town centre location
- Nearby street parking
- Good sized display window
- Potential for alternative uses (STP)

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 former 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 shop benefits from a double fronted open plan retail area, fitted with spotlights. The internal accommodation provides a sales area to the front with a kitchen and WC to the rear.

The property is understood to be Grade II listed.



SERVICES

Mains electricity, gas, water, and drainage 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.

PRICE

£150,000 for the long leasehold with approximately 997 years remaining. With vacant possession.

RENT

£12,000 per annum exclusive.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £12,500.

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 will be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of D (91). 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
(01480) 451578

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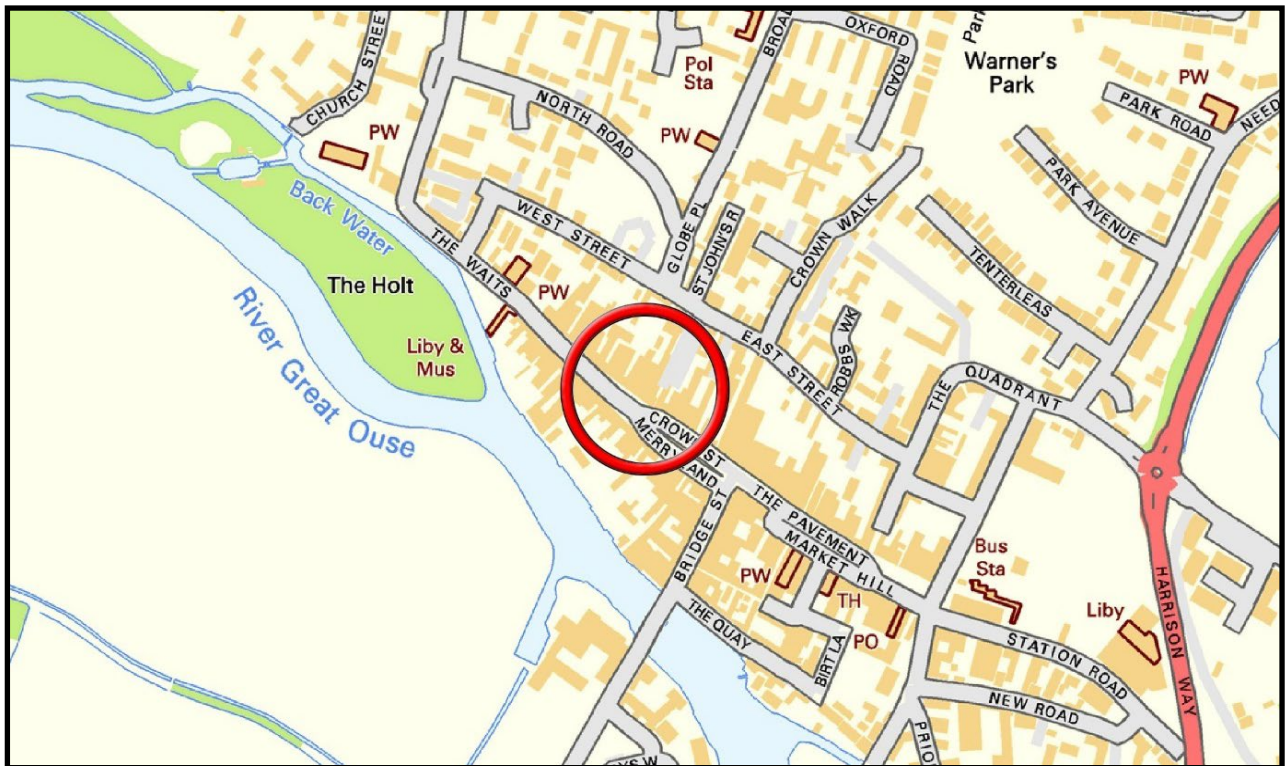
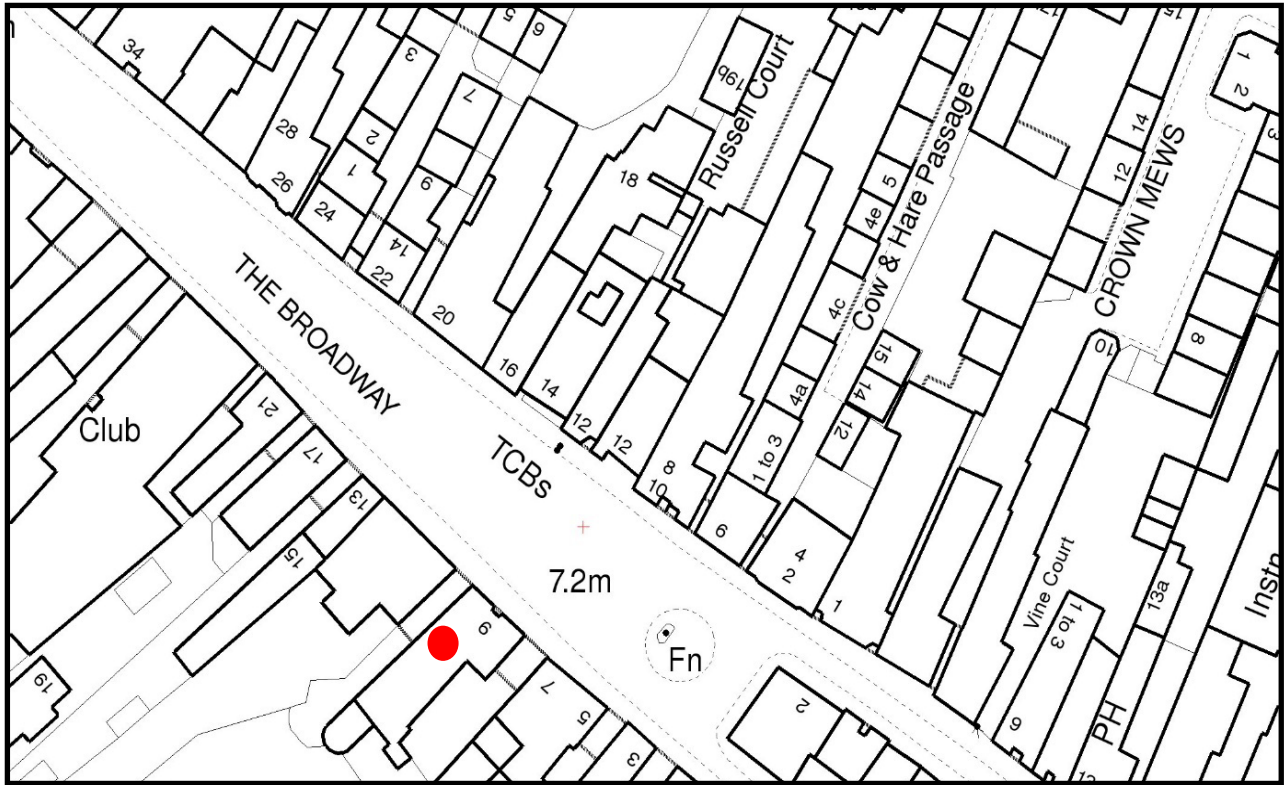
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T: 01480 451578

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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