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INVESTMENT - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



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

Price: £150,000

Size: 441 sq ft (40.99 sq m)

- Prominent town centre location
- Nearby street parking
- Good sized display window
- Let on a 5 year lease from June 2024
- Recently refurbished to a high standard
- Price reflects NIY of 7.86 %

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 shop was provided with a shell finish. The property is understood to be Grade II listed.

The property is let to a local covenant for use as a bakery. The lease was for 5 years from 20 June 2024 upon effective FRI terms.

The lease is to include a tenant break option at the end of the third year. Tenant is paying £12,000 pa.



SERVICES

Mains electricity, gas, water, and drainage are understood to be available to the premises. No warranty can be given in respect of any part of the property.

PRICE

£150,000 reflecting a NIY of 7.86% assuming costs of 1.8%.

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

Cambs

PE29 3YH

Contact: Matthew Hunt

matthew.hunt@eddisons.com

(01480) 451578

811.1209481 240624

For more information, visit eddisons.com

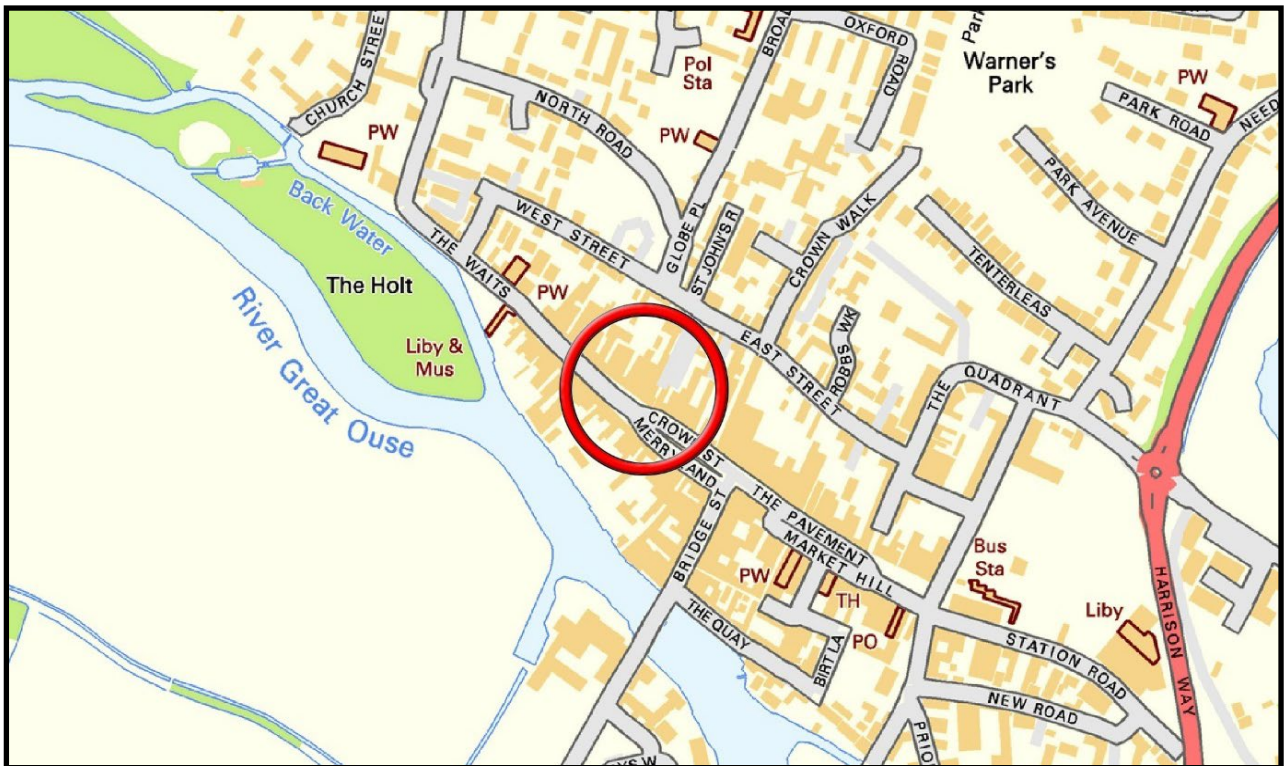
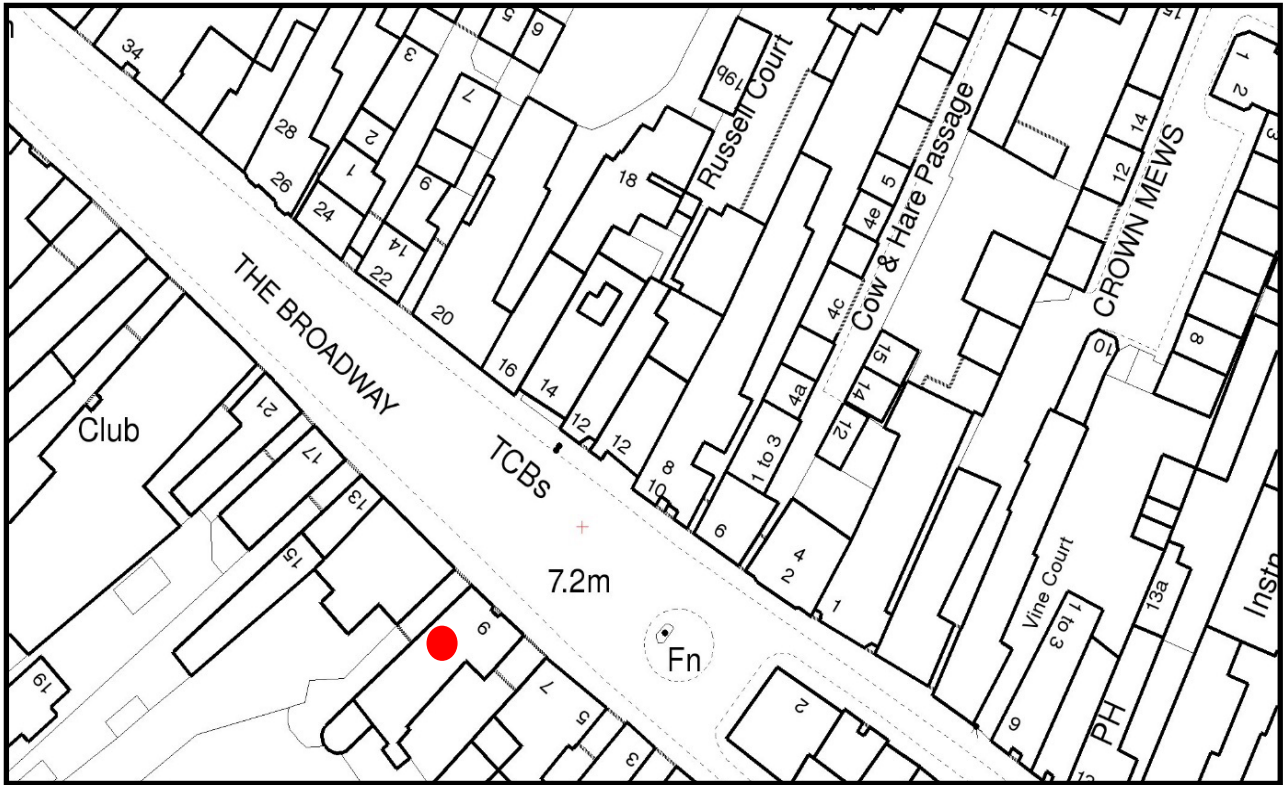
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Important Information

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