

RETAIL

TO LET



15-17 White Hart Court, St Ives, Cambridgeshire
PE27 5EA
811.177026



15-17 WHITE HART COURT

ST IVES, CAMBRIDGESHIRE, PE27 5EA



Agreement

To Let



Detail

Retail



Rent

£17,500 pax



Size

74.13 sq m (798 sq ft)



Location

St Ives, PE27 5EA



Property ID

811.177026

For Viewing & All Other Enquiries Please Contact:



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Property

The property provides a good-sized double fronted shop unit in the heart of St Ives town centre. The property benefits from being in a highly prominent corner position being visible from The Quadrant and the junction with East Street.

Internally, the property currently provides an open plan retail area with separate WC and kitchen to the rear. The neighbouring shop units are largely occupied by local independent retailers.

The property may suit a variety of alternative uses (STP).

There is allocated parking to the rear of the property with a rear access door.

Energy Performance Certificate

Rating: C (75)

Services

Mains water and electricity are believed to be available to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Shop and Premises
Rateable value: £15,250

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let. The lease will be directly to the landlord upon terms to be agreed.

Rent

£17,500 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The attractive riverside town of St Ives has a population of about 19,000 but draws on a much larger catchment. The town centre is closed to through traffic and provides comprehensive shopping facilities. Many major multiple retailers have outlets here including Boots, Waitrose, Superdrug and W H Smiths. A feature of the town is the range of small specialist shops. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.





