

01480 451578

eddisons.com

Retail/Office - TO LET

Eddisons



**17A MARKET HILL,
ST. IVES, CAMBRIDGESHIRE PE27 5AP**

Rent: £32,500 per annum

Size: 2,728 sq ft (253.5 sq m)

- Prominent position
- Three storey
- Rear access
- Suitable for alternative uses (STP)

**subject to confirmation*

LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 19,000 and is located approximately 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 to both the A1 and the M11. St Ives benefits from a Guided Bus service directly into central Cambridgeshire. There are mainline railway stations at both Huntingdon and Cambridge.

DESCRIPTION

The property provides a three storey prominently positioned former bank premises in the heart of St Ives.

The ground floor comprises an open plan banking hall with a mixture of private and open plan offices to the rear. There are two staircases in the building, one to the front and one to rear providing access to the first and second floor accommodation which is currently configured as additional offices, staff WC's, and kitchen facilities.

The property would be suitable for a range of alternative uses (subject to relevant permissions being in place).

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

Ground floor retail – 78.1sq m (841 sq ft)
Ground floor offices – 64.4 sq m (693 sq ft)
First floor – 53 sq m (570 sq ft)
Second floor – 58 sq m (624 sq ft)

TOTAL – 253.50 sq m (2,728 sq ft)

**subject to confirmation*

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

PLANNING

The property is currently used as a banking hall. The property would suit a variety of alternative uses. Interested parties are advised to seek confirmation that the relevant planning permission could be in place for their intended use.

RENT

£32,500 per annum.

VAT

We understand that VAT will be charged on the rental.

LEASE TERMS

The property will be available upon a new lease directly to the landlord upon terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £25,250.

For the year commencing 1 April 2022 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.

The rateable value is set to increase to £26,500 for the year commencing 1 April 2023.

LEGAL COSTS

Each party to bear their own legal costs.

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

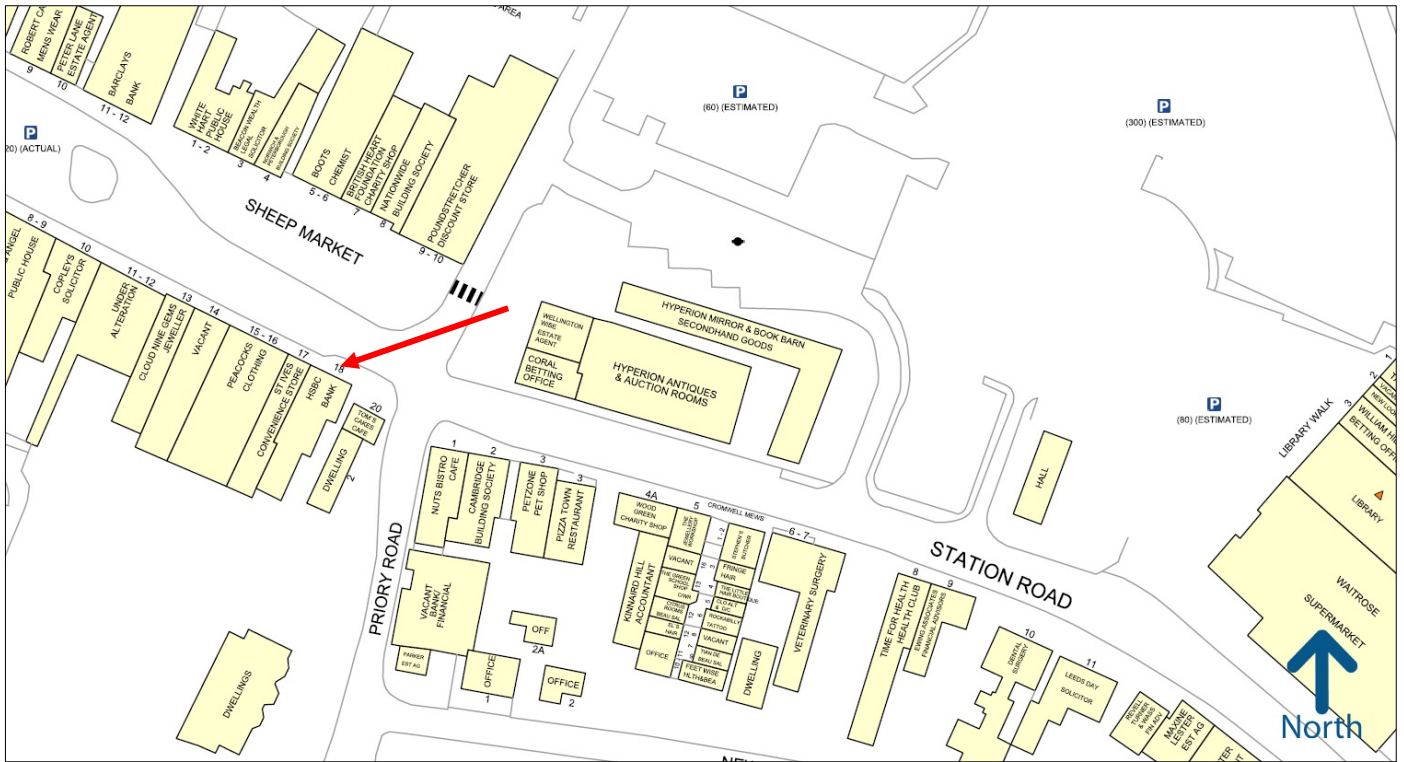
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For more information, visit eddisons.com
T: 01480 451578

Eddisons

Important Information

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