



24 Bridge Street, St Ives, Cambridgeshire
PE27 5EG

811.1224897



BTG
Eddisons

24 BRIDGE STREET

ST IVES, CAMBRIDGESHIRE, PE27 5EG



Agreement

For Sale



Detail

Retail/Restaurant



Price

£450,000



Size

191.94 sq m (2,066 sq ft)



Location

St Ives, PE27 5EG



Property ID

811.1224897

For Viewing & All Other Enquiries Please Contact:



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Associate Director

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Property

The property occupies a prominent position on Bridge Street, St Ives with frontage onto Bridge Street and rear/side access via the adjacent mews. Internally the property has been used as a restaurant for many years and provides a ground floor kitchen/prep area with bar and seating area with customer WC.

At first floor level there is further seating area, customer WC's, and former kitchen now used as storage. The property extends to second floor level which is currently utilised as further storage and staff accommodation.

Energy Performance Certificate

Rating: C (65).

Services

We understand that mains water, electricity and drainage supplies are available and connected 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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Restaurant and Premises
Rateable Value: £12,500

24a Bridge Street attracts Council Tax – Band A

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Price

Offers are invited around £450,000 for the freehold of the building with vacant possession.

VAT

The property does not attract VAT so no VAT will be payable on the price.

Legal Costs

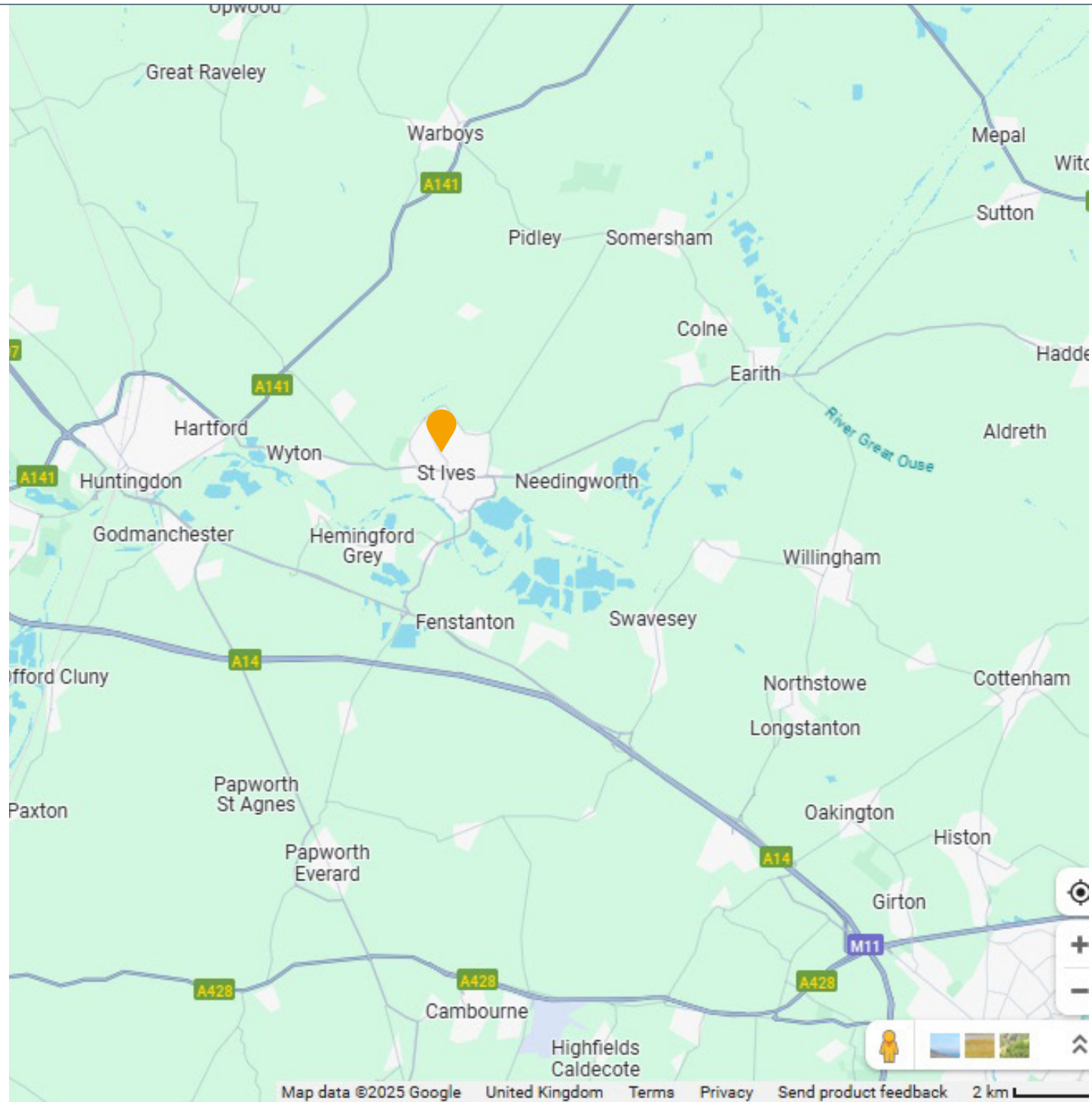
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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 purchasers prior to instruction of solicitors.

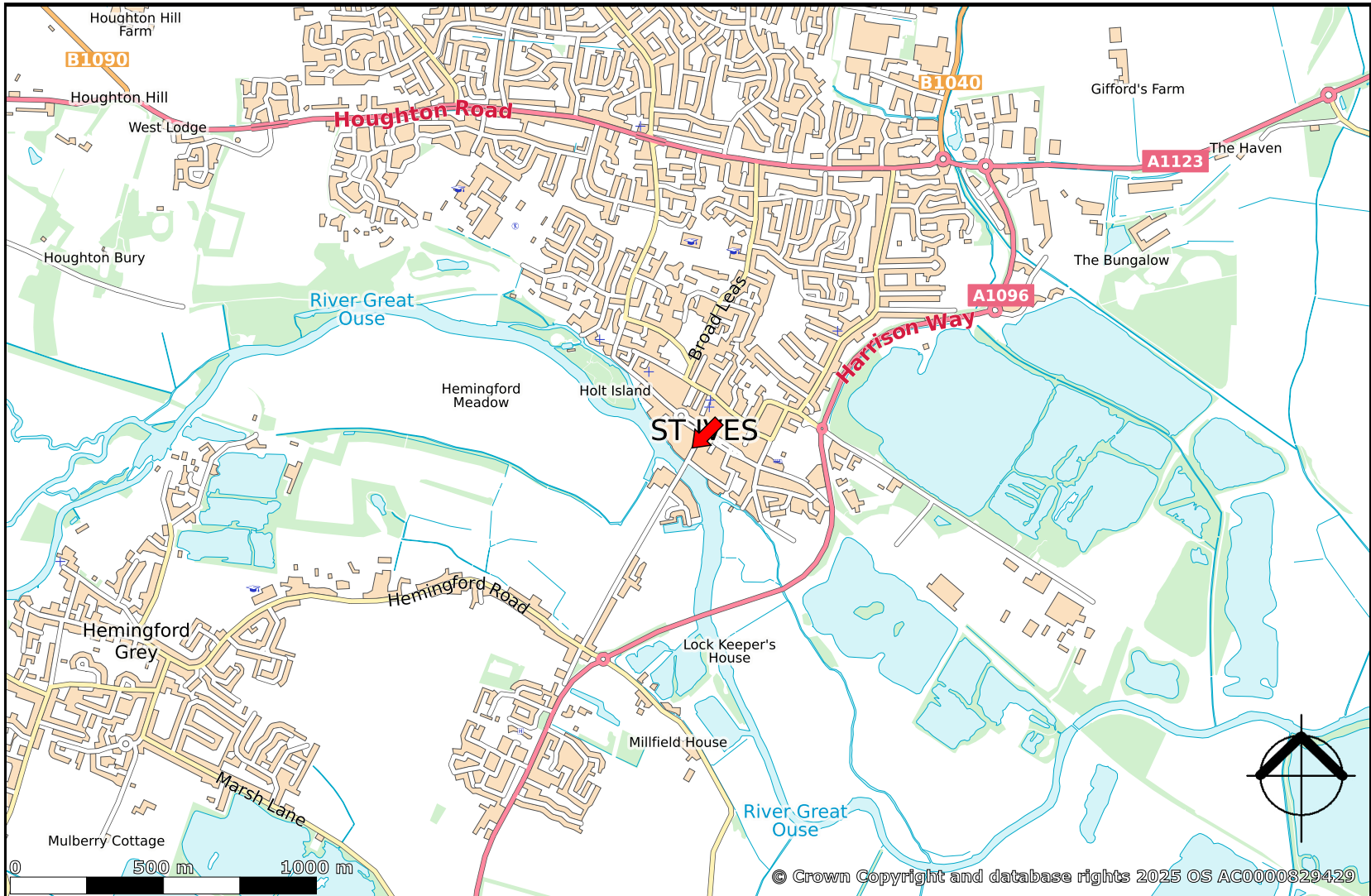
Location

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. There are two popular markets each week.





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Plotted Scale - 1:20,000