



**3 Station Road, St Ives, Cambridgeshire
PE27 5BH**

811.141223

Eddisons

3 STATION ROAD

ST IVES, CAMBRIDGESHIRE, PE27 5BH



Agreement

To Let



Detail

Retail / Leisure Premises



Rent

£35,000 pa



Size

202.43 sq m (2,179 sq ft)



Location

St Ives, PE27 5BH



Property ID

811.141223

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
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Director

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Property

A high profile town centre retail unit with display shop front window onto Station Road close to the town centre car park, Waitrose and the main Market Square. The property benefits from extensive ancillary ground floor accommodation.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas, to be confirmed on completion of the refurbishment.

Area	m ²	ft ²
Retail area	121.79	1,311
ITZA	73.49	791
Ancillary stockroom/storage	78.78	848
Total NIA	202.43	2,179

Energy Performance Certificate

To be assessed on completion of refurbishment, but anticipated to be no less than a B.

Services

We understand that mains water and electricity supplies are available to the property. The electricity supply has sufficient capacity for a commercial kitchen requirement. 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:	Shop and Premises
Rateable Value:	
2024/2025	£22,250
2025/2026	£23,750

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

Tenure

The property is available To Let on a new lease on terms to be agreed.

Rent

£35,000 per annum.

VAT

VAT will be charged in addition to the rent.

Legal Costs

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

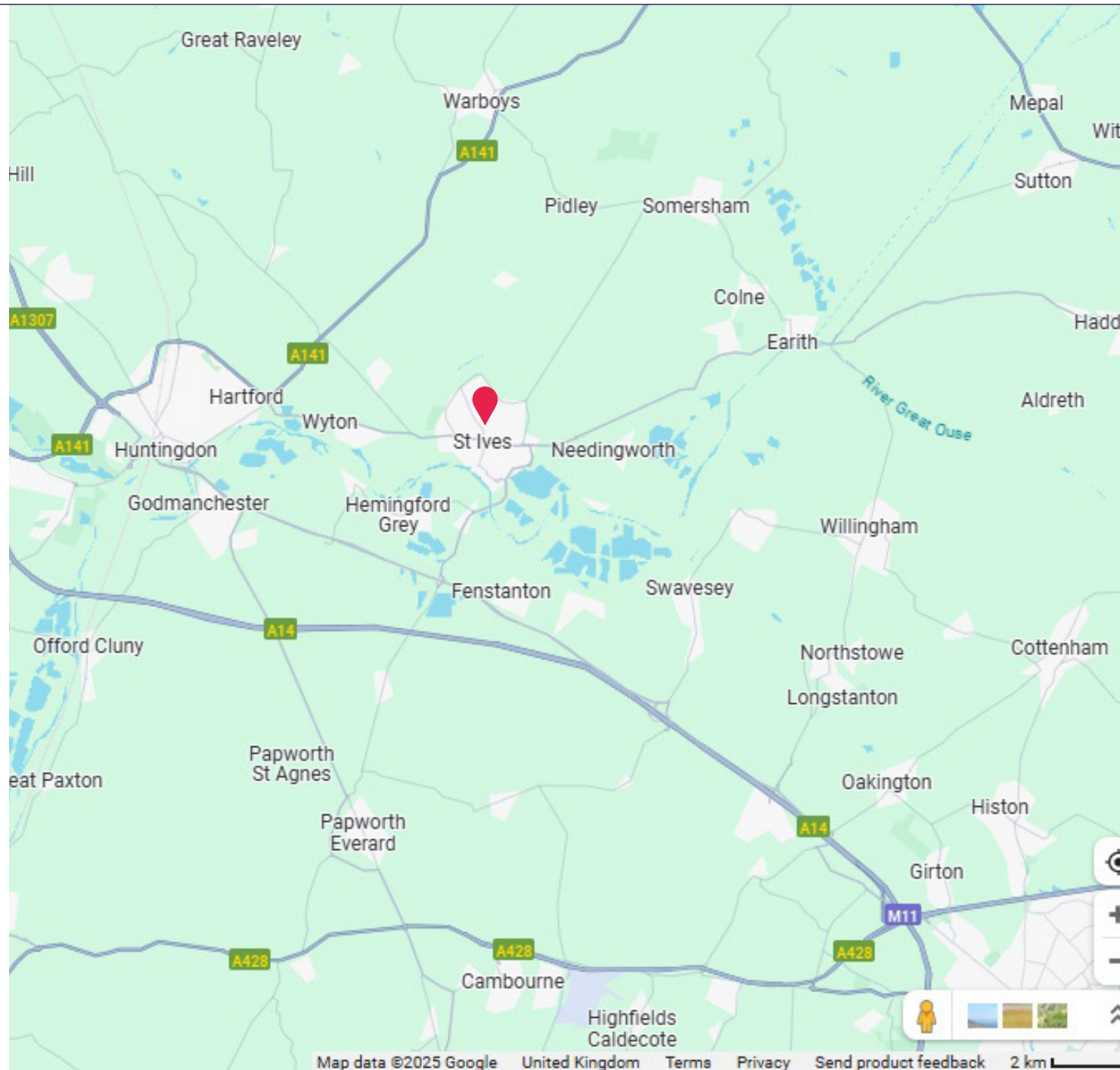
Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

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 WH 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.

The property is prominently located on Station Road, a short distance from both the town centre car park and the Market Square as well as the town's bus station and pickup point for the Guided Bus service connecting the town with Cambridge. As such, the property benefits from a high profile location with good footfall.





Architect Impression



