



5 Foundry Walk, St Ives, Cambridgeshire
PE27 5FW
811.1242312

5 FOUNDRY WALK

ST IVES, CAMBRIDGESHIRE, PE27 5FW



Agreement

To Let



Detail

Lock-up Shop



Rent

£10,000 pa



Size

18.85 sq m (203 sq ft)



Location

St Ives, PE27 5FW



Property ID

811.1242312

For Viewing & All Other Enquiries Please Contact:



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Property

Foundry Walk is a pedestrianised street in the centre of St Ives, and a popular cut-through between Bridge Street and Market Hill. 5 Foundry Walk is a lock-up shop with a display window at the front. The shop comprises approximately 18.85 m sq (203 sq ft) or retail area with a separate WC at the rear.

Energy Performance Certificate

Rating: B (43).

Rates

Charging Authority: Huntingdonshire District Council
Description: Shop and Premises
Rateable value: £7,200

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.

Tenure

The property is available To Let by way of a new lease on terms to be agreed direct with the landlords.

Rent

£10,000 per annum exclusive

VAT

The property is registered for VAT purposes.

Legal Costs

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

Anti-Money Laundering

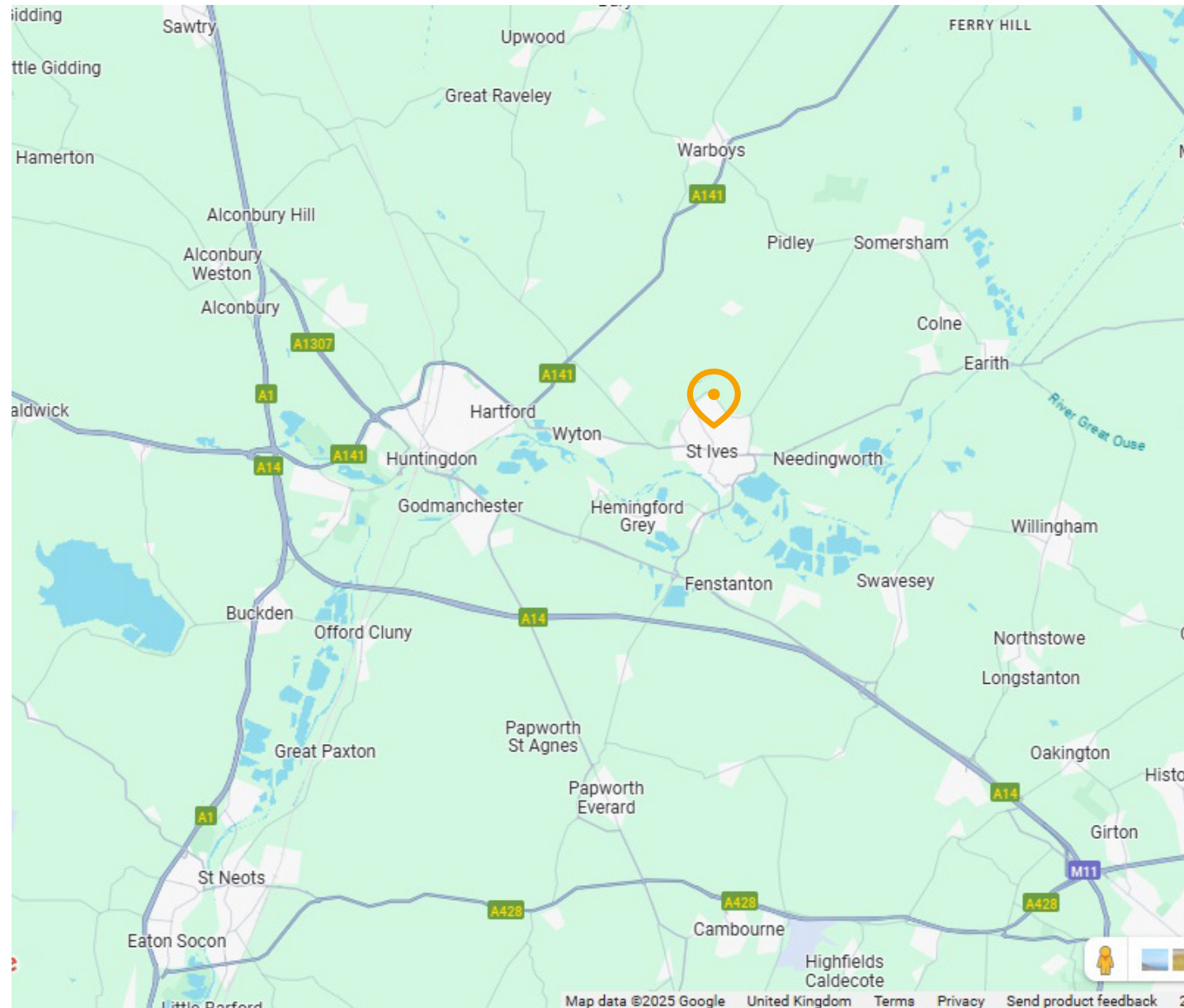
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

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.

Foundry Walk is located close to the historic town centre Market Square, now the principle retail area, and is a pedestrianised street and a popular cut-through between Bridge Street and Market Hill.

There are a wide range of businesses in close proximity to the property including Boots, M & Co Clothing, Poundland, PJ Jones, Superdrug, Weatherspoons, Loungers and numerous other retailers. 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.



5 Foundry Walk, St. Ives, PE27 5FW



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Plotted Scale - 1:1,250

5 Foundry Walk, St. Ives, PE27 5FW



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Plotted Scale - 1:175,000

