



Clearer Hearing
WAX REMOVAL · HEARING TESTS · HEARING AIDS & MUCH MORE
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Official Cuts
TRADITIONAL TURKISH BARBERING
OPEN 7 DAYS A WEEK

13 The Broadway
St Ives, PE27 5BX

BROWN & CO



13 The Broadway, St Ives, PE27 5BX

Prominent property at The Broadway, St Ives. Currently let to Clearer Hearing Ltd.

GUIDE PRICE - £185,000

- Incoming producing investment
- Lease to end in August 2027, tenant would like to renew
- £11,500 per annum
- Potential reversion on renewal
- 6.08% net initial yield after purchaser's costs



DESCRIPTION

The property is a two storey, 17th century building with cellar and attic room. The building is Grade II listed.

The current user is a hearing aid clinic and the building is set out with reception and treatment rooms.

DESCRIPTION	Sq.ft
Ground floor	363
First floor	449
TOTAL NIA	812

LOCATION

The property occupies a prominent and well-established pitch on The Broadway, which is one of St Ives' principle commercial thoroughfares. Neighbours include eateries, cafes and bars. It forms part of the core retail pitch.

St Ives is an attractive and historic market town, situated 15 miles north west of Cambridge and benefits from good transport connectivity including the guided busway to Cambridge city centre and railway station. The town services a wide catchment area and enjoys a healthy level of footfall at The Broadway which links the

key retail area and public parking provision.

SERVICES

It is understood that mains water, electric and foul drainage is available.

However, all interested parties are to make their own enquiries.

TOWN AND COUNTRY PLANNING

It is understood that the property benefits from lawful use under Class E.

However, all interested parties are to make their own enquiries.

BUSINESS RATES

The current rateable value is £8,000 per annum.

However, all interested parties are to make their own enquiries.

OCCUPATIONAL AGREEMENTS

The property is currently let on a fully repairing and insuring lease at a rent of £11,500 per annum. The lease will end in August 2027.

A copy of the lease is available on request.

EPC

The property is listed and may benefit from exemptions. All

interested parties are to make their own enquiries.

VAT

Not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Anne McGlinchey

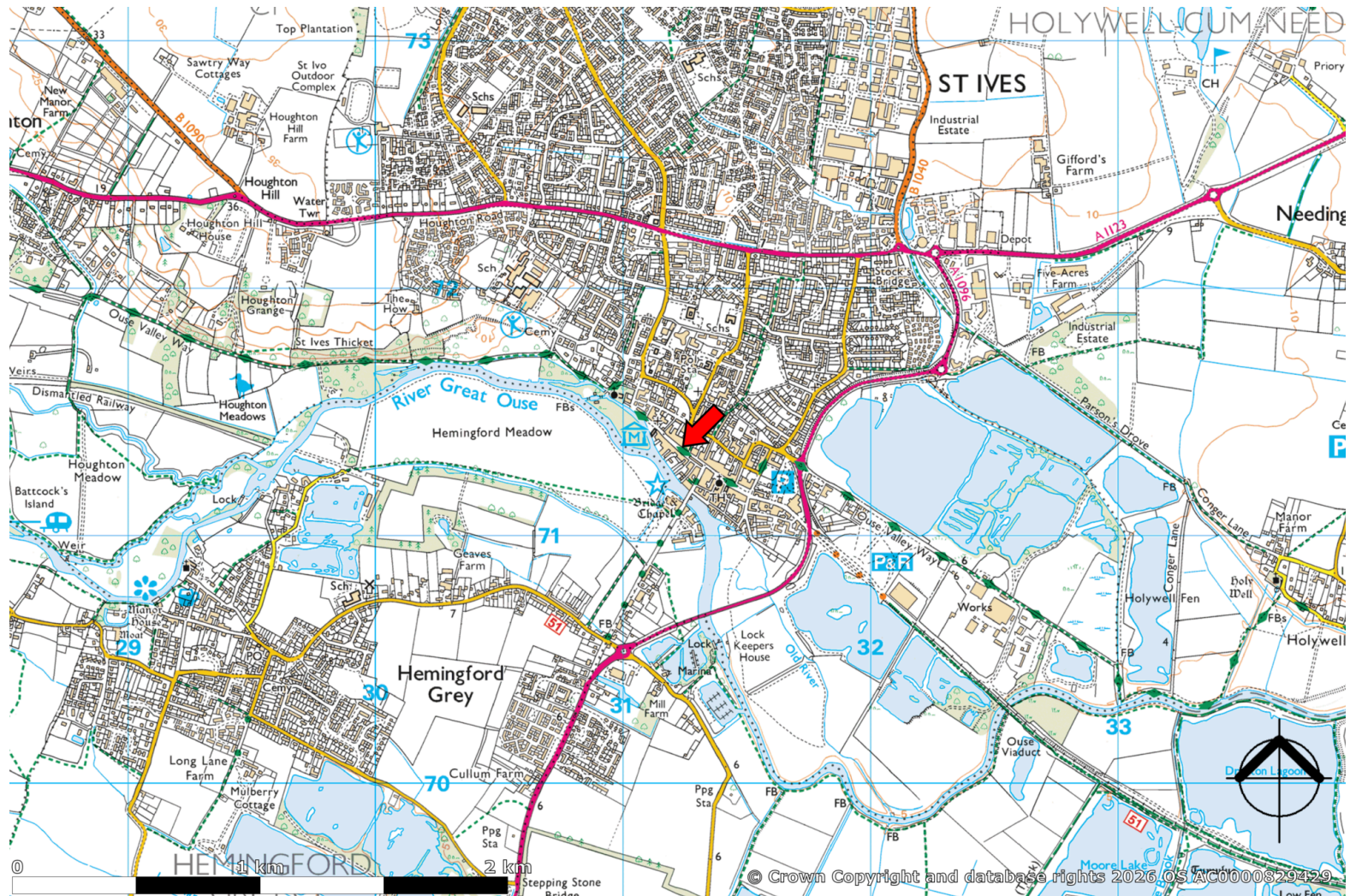
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