

01480 451578

bsm.uk.com

BARKER STOREY  
MATTHEWS

bsm.uk.com

## RETAIL - TO LET



**3 LIBRARY ROW, STATION ROAD, ST IVES, CAMBRIDGESHIRE PE27  
5BW**

**Size: 1,447 sq ft (134.43 sq m)**

**Rent: £16,500 per annum**

### TOWN CENTRE RETAIL UNIT

- Prominent Position located adjacent to Waitrose
- Class E (Retail and Leisure Use)
- Substantial Retail Unit with good footfall

## 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 W H 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 situated in the town centre just off the main retail pitch but located in a good position close to the bus station. The properties are immediately alongside the town library and Waitrose supermarket. The shops front on to the main town car park. As such, the property benefits from a good profile location with good footfall.



## Description

A prominent retail unit located in the Waitrose Car Park and benefits from good frontage. The property has an extensive sales area with ancillary storage space on the first floor. Rear loading is available across the rear of the Waitrose store.

## Services

Mains electricity and water 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.

## Planning

The unit falls within Use Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 including both retail and leisure uses such as restaurants and bars. Interested parties should make their own enquiries of Huntingdonshire District Council planning department.

## Accommodation

Retail Area	85.92 sq m	(924 sq ft)
ITZA:	60.55 sq m	(652 sq ft)
First Floor Store:	48.58 sq m	(522 sq ft)

All measurements are approximate prepared on a net internal area basis.

## Lease Terms

The property is available by way of a new lease for a term to be agreed.

## Timing

The property is immediately available.

## Rates

The rateable value released by the VOA is £12,000 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2020/21 for a UK registered business for which this will be its only occupied commercial premises.

For the year commencing 1 April 2020 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 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.

## Rent

The rent will be £16,500 per annum

## Tenure

Leasehold

## VAT

We understand that VAT will not be charged on the rent.

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

