

01480 451578

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Retail - TO LET

Eddisons

Incorporating Barker Storey Matthews



**GROUND FLOOR, 11 WHITE HART COURT, ST IVES,
CAMBRIDGESHIRE, PE27 5EA**

Rent: £13,500 pa exclusive

Size: 50.43 sq m (543 sq ft)

- Highly prominent corner position
- Double display window
- Allocated parking space
- No Business Rates payable for small businesses

LOCATION

The attractive market town of St Ives has a population of approximately 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just south of the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. There are mainline railway stations at Huntingdon and Cambridge.

DESCRIPTION

The property provides a good-sized shop unit in the heart of St Ives town centre. The property benefits from being in a highly prominent corner position being visible from The Quadrant and the junction with East Street.

Internally, the property currently provides an open plan retail area with separate WC and kitchen to the rear. The neighboring shop units are largely occupied by local independent retailers.

The property may suit a variety of alternative uses (STP).

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.

BUSINESS RATES

The Rateable Value released by the VOA is £10,500 and the property will therefore qualify for small business rates relief.

RENT

£13,500 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

A service charge will be levied in respect of any common areas.

EPC

An EPC will be made available upon request.

PLANNING

Interested parties are to satisfy themselves that suitable planning permission is in place for their intended use.

LEASE TERMS

A new lease upon terms to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

Ref: 7C1285 201109

For more information, visit eddisons.com
T: 01480 451578

Important Information

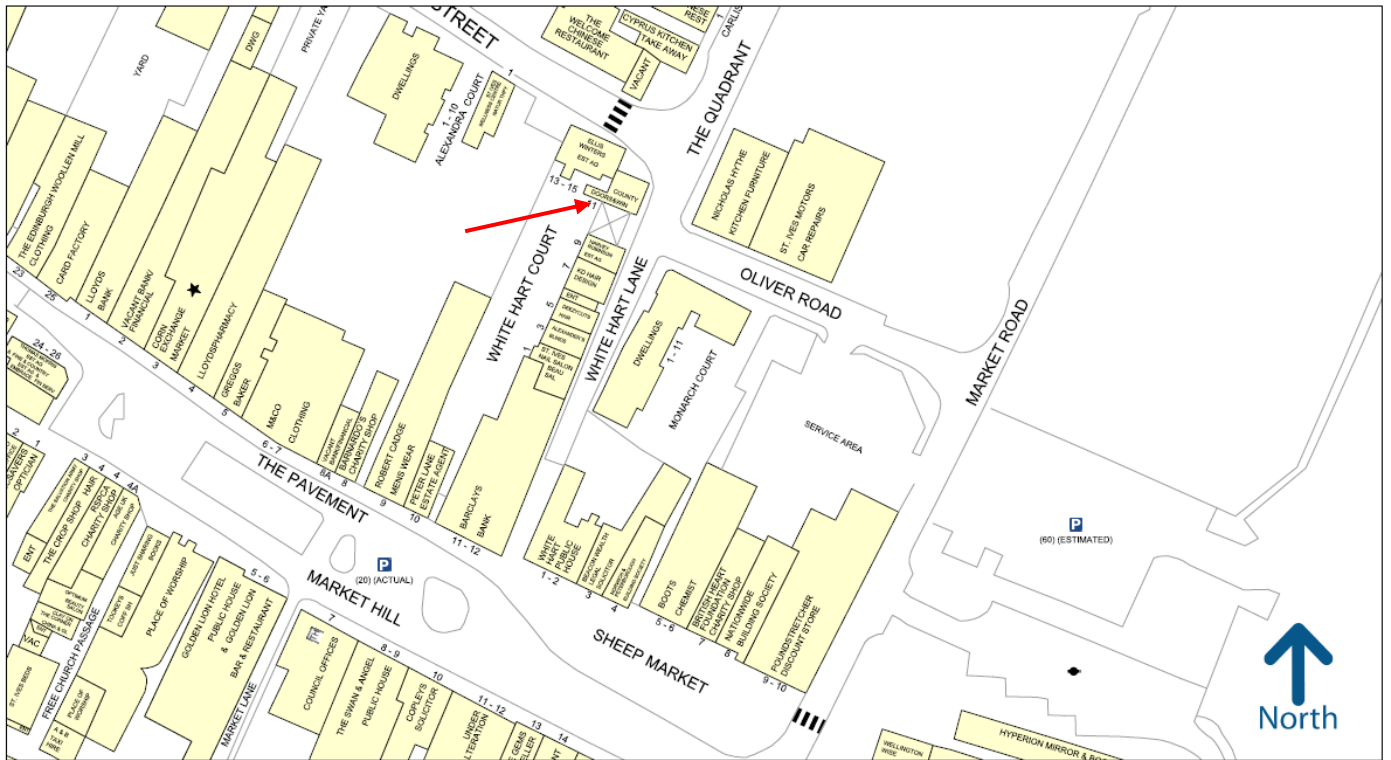
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St Ives (Cambridgeshire)



50 metres



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Created By: Barker Storey Matthews

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