



Ground Floor, 4 The Broadway, St Ives, Cambridgeshire
PE27 5BN

811.1210712



BTG
Eddisons

GROUND FLOOR, 4 THE BROADWAY

ST IVES, CAMBRIDGESHIRE, PE27 5BN



Agreement

For Sale



Detail

Retail Investment



Price

£139,500



Size

55.9 sq m (602 sq ft)



Location

St Ives, PE27 5BN



Property ID

811.1210712

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprise ground and upper sales areas together with basement office/store and wc.

The property is currently let on a 5 year lease to private individuals t/a Pure Beauty. They have been in occupation for some years previously and have signed a new 5 year lease from June '24. The lease includes a rental of £12,000 per annum.

The unit is well situated within a popular retailing area of St Ives with all the major retailers located within close proximity.

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.

Area	m ²	ft ²
Sales area	39.7	428
Basement	16.1	174
Total NIA	55.9	602

Energy Performance Certificate

Rating: D (90)

Services

Mains electricity, gas 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.

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: £9,600

Rates are currently paid by the tenant.

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.

Price

£139,500 for the balance of the long-leasehold of 125 years from November 1988 resulting in approximately 89 years remaining.

The property is subject to a ground rent of £300 per annum.

The price reflects a NIY of 8.45% assuming purchasers costs of 1.8%.

Listed Status

The subject property provides a period Grade II listed building.

VAT

We understand that VAT will not be charged.

Legal Costs

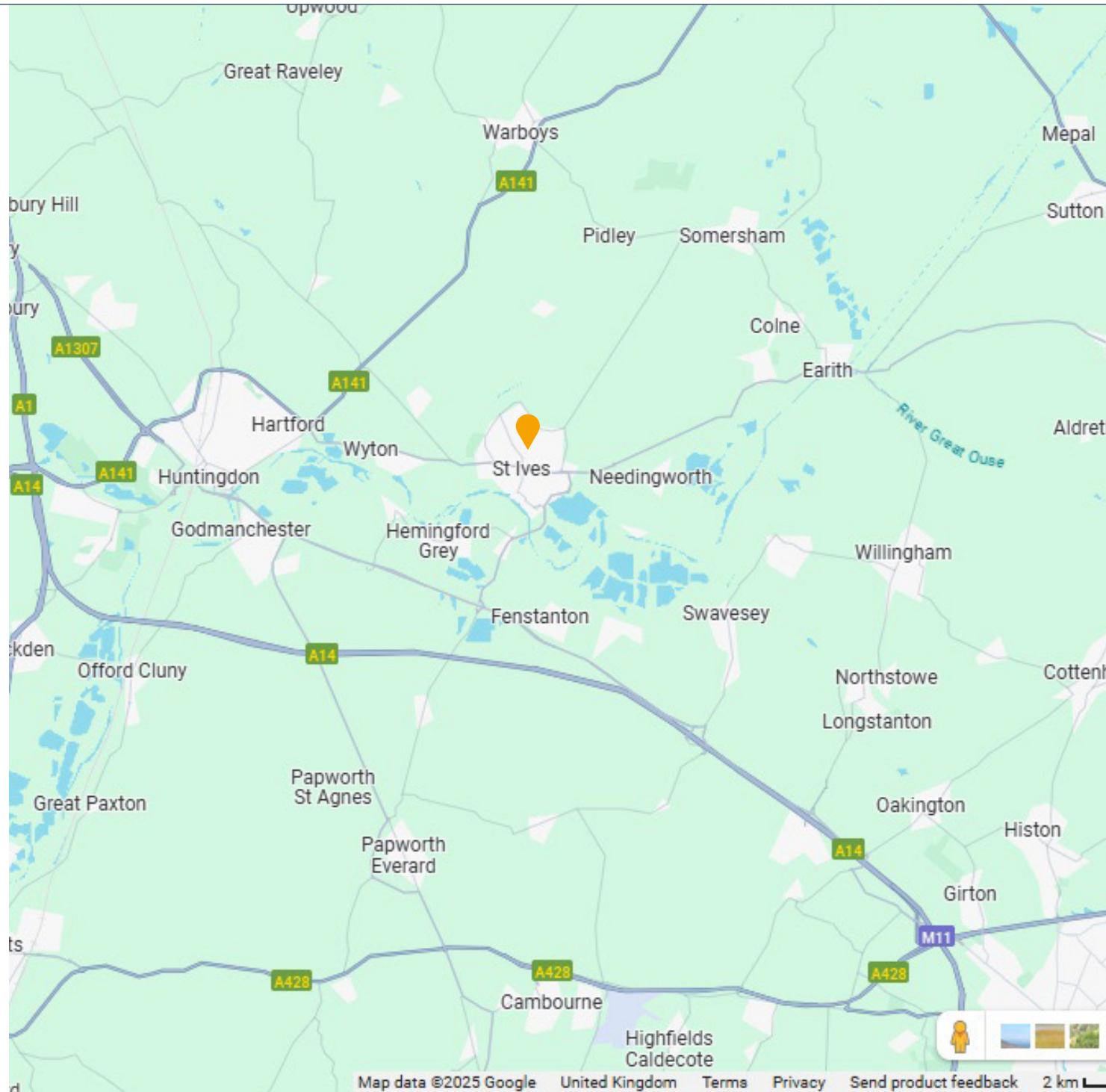
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers 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 17,000 and is located approximately 2 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 to the town are very good via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct services to London.









ST IVES