



Norfolk House, 4 Station Road, St Ives, Cambridgeshire, PE27 5AF

Retail Shop To Let

57.45 sq m / 618 sq ft Approx

Popular Trading Position

Suitable for a Variety of Uses

TO LET

£19,000 per annum



LOCATION

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial Centre with a population of circa 17,000 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and Northwest. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the city, particularly businesses in computers and research and development.

There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. There is a guided bus service from St Ives to Cambridge, with the Park & Ride service conveniently located at Meadow Lane, a short distance from the town centre and Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

DESCRIPTION

The property is an attractive ground floor shop in a good trading position in St Ives.

There are shared toilets on both the ground floor and first floor, with a shared kitchen at ground floor level.

There is car parking to the rear of the property for approximately 4 cars.

ACCOMMODATION

57.45 sq m / 618 sq ft approximately.

TOWN AND COUNTRY PLANNING

The property benefits from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the relevant local authority to ensure the planning is adequate for their proposed business use.

SERVICES

It is understood that mains water and electricity are connected to the property. Drainage is to the mains sewers.

TENURE

The property is available on a full repairing and insuring lease on terms to be agreed.

RENT

£19,000 + VAT per annum.

VAT

It is understood that VAT is payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Pending.

VIEWING

For further information or to arrange a viewing, please contact:

Anne McGlinchey

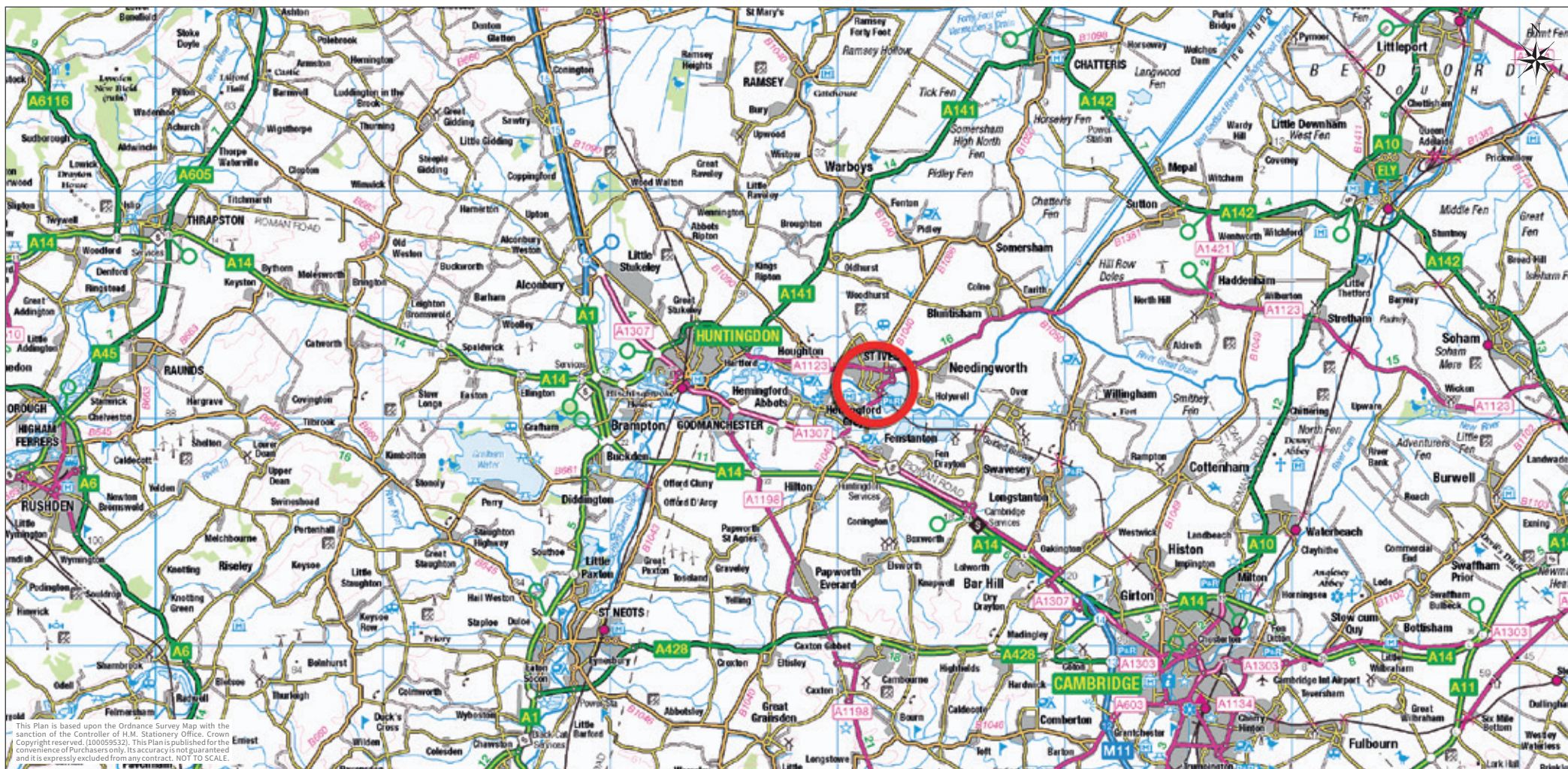
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