

## FOR SALE/TO LET Redevelopment Opportunity

13 – 15 Bridge Street, St Ives  
Cambridgeshire PE27 5AA



**Class E Use on Ground Floor**

### Contact

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## Location

The property is located on Bridge Street, in the heart of the retail area of St Ives, Cambridgeshire. Nearby occupiers include Costa Coffee, Superdrug, Fatface, Mountain Warehouse and a number of independent operators.

The affluent market town of St Ives is 5 miles east of Huntingdon and 12 miles north-west of Cambridge.

## Description

The property comprises a two storey building of concrete frame construction with brick elevations.

Fronting Bridge Street is a former retail post office counter area with offices and storage facilities to the rear. At first floor level, accessed by both lift and staircase, is additional office accommodation used as a sorting office along with staff areas and further offices.

To the rear of the building is a yard area accessed via Market Hill and providing parking for circa 5 vehicles.

## Energy Performance Certificate

TBC

## Tenure

Freehold/Leasehold

Please note there is a substation in the rear yard held on a lease expiring 25/03/2066 at £1 per annum

## Terms

Offers are invited for our client's freehold interest in the property.

Leasehold offers are invited for the ground floor – Rent on application.

Offered with vacant possession.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Planning

Unconditional offers and subject to planning will be considered. Interested parties will need to make their own enquiries of the local authority.

## Prominent site

Town centre location

Freehold

Suitable for redevelopment

Class E Use on Ground Floor



Freehold



### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor ITZA	84.43	909
Ground Floor Retail Total	105.77	1,138
Ground Floor Ancillary	158.9	1,709
First Floor	280.9	3,014
<b>Total</b>	<b>544.71</b>	<b>5,861</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.08</b>	<b>0.19</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rateable Value

We are advised that the Rateable Value for the property is £42,750

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any rates relief that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### Viewing

Strictly by appointment through the sole agent, Rapleys.

Total Site Area

0.08 hectares

**0.19** acres





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