

TO LET (MAY SELL) Retail Unit

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

Key information

- ☐ Prominent site
- ☐ Town Centre location
- ☐ Freehold
- ☐ Suitable for redevelopment
- ☐ Class E use on ground floor

Contact

Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com

Richard Curry – 07876 747146
Richard.curry@rapleys.com



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 Rating

Energy Performance Asset Rating – TBC

Terms & Tenure

The property is available by way of a new lease on terms to be agreed.

Alternatively, a Freehold sale may be considered.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

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

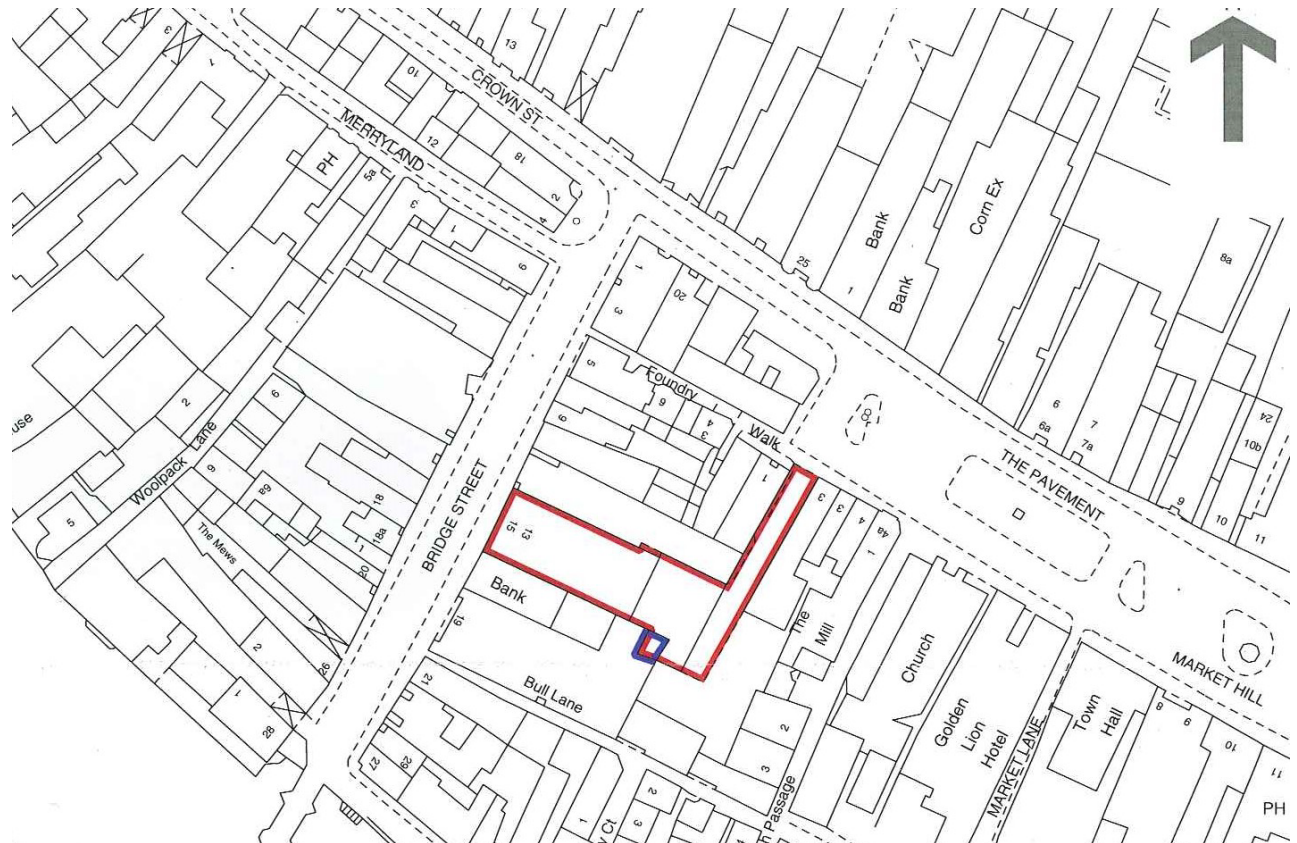
Rateable Value

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

Viewing

Strictly by appointment through the sole agent, Rapleys.



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	158.90	1,709
First Floor	280.90	3,014
Total	544.71	5,861
	Hectare	Acre
Site Area	0.08	0.19

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.



For further details contact:
Jamie Johnson – 07384 115718
jamie.johnson@rapleys.com
Richard Curry – 07876 747146
richard.curry@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in February 2025.

rapleys.com
0370 777 6292

CREATIVE | PROACTIVE | CONNECTED

About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries 	Services 
<ul style="list-style-type: none">• Automotive & Roadside• Care & Retirement• Charities/Not-for-Profit• Data Centres• Education• Health & Animal Welfare• Industrial & Logistics• Life Sciences• Local Authority• Offices• Renewables• Residential• Retail & Leisure• Transport & Infrastructure	<ul style="list-style-type: none">• Building Consultancy• Commercial Agency• Compulsory Purchase• Cost Management• Development Agency & Consultancy• Environmental Impact Assessment• Investment• Lease Consultancy• Neighbourly Matters• Project Management• Property Management• Rating• Strategic Land• Town Planning• Valuation• Viability/Affordable Housing 

RAPLEYS