

OFFICE

TO LET



**5 The Quay, The Old Riverport, St Ives, Cambridgeshire
PE27 5AR**

811.1228824

Eddisons

5 THE QUAY

THE OLD RIVERPORT, ST IVES, CAMBRIDGESHIRE, PE27 5AR



Agreement

To Let



Detail

Office



Rent

£9,000 pa



Size

47.48 sq m (510 sq ft)



Location

St Ives, PE27 5AR



Property ID

811.1228824

For Viewing & All Other Enquiries Please Contact:



JACOB HARRIS
Graduate Surveyor

jacob.harris@eddisons.com
07483 346725
01480 451578

Property

The featured property has been split into a variety of small suites all of which contain several offices. The available suite 'B', comprises of 3 consecutive offices all located on the ground floor. This suite also provides access for a private kitchenette and WC. Externally, there is access to the shared patio area, primarily used for bicycle storage.

Accommodation

Office 3	193 sq ft (17.95 sq m)
Office 4	192 sq ft (17.88 sq m)
Office 5	125 sq ft (11.65 sq m)
Total	510 sq ft (47.48 sq m)

All areas are approximate.

Energy Performance Certificate

Rating: C (65)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

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:	Office and Premises
Rateable Value:	£4,760

It is anticipated that small businesses may be able to benefit from some rate relief. Interested parties to satisfy themselves in this regard.

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.

Tenure

The property is available To Let, on terms to be agreed.

Rent

£9,000 per annum.

VAT

VAT will not be charged on the rent.

Legal Costs

The landlord issues their own lease agreement at no cost. Tenants are to be responsible for their own legal fees if incurred.

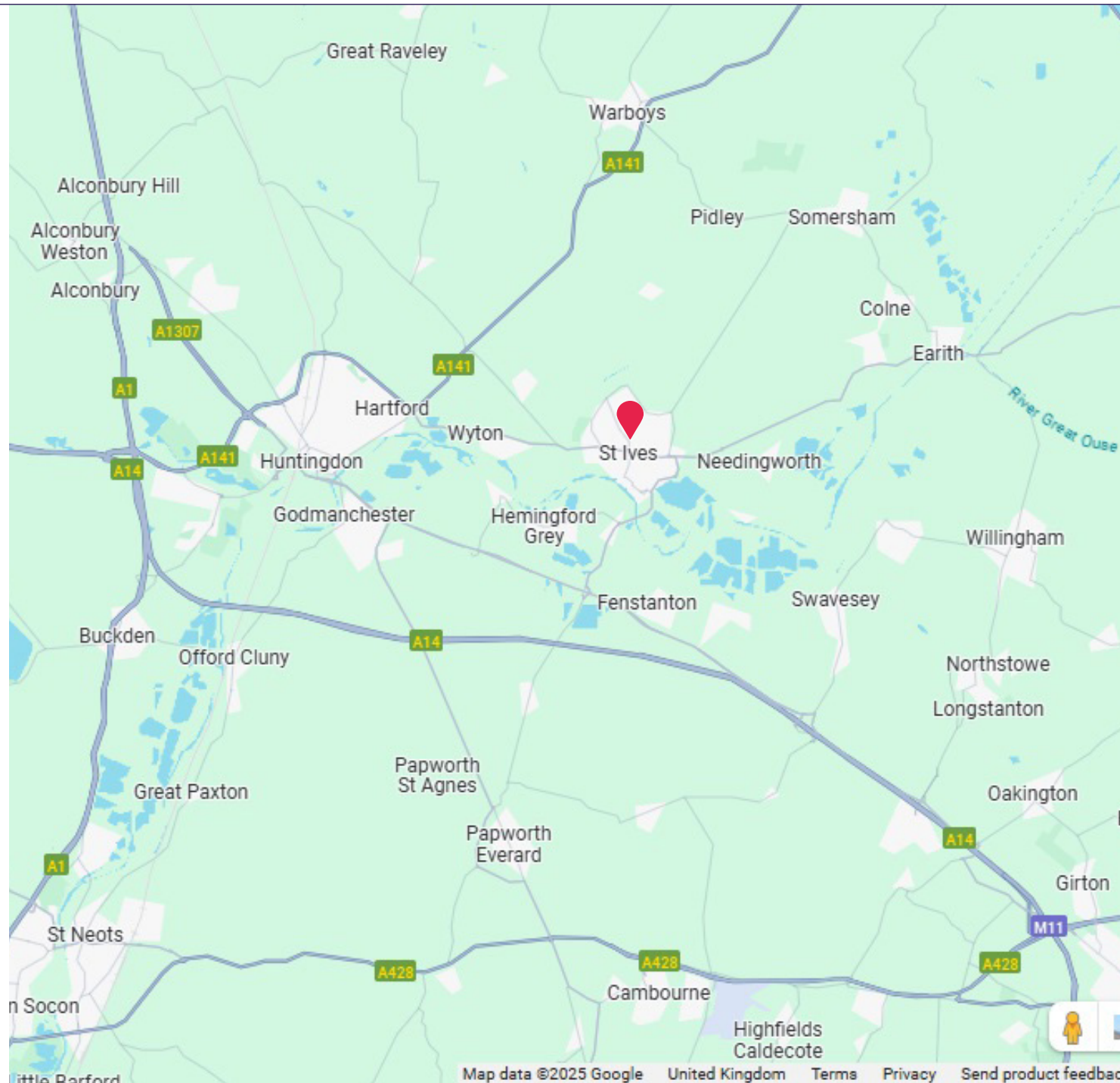
Anti-Money Laundering

Prospective applicants 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.

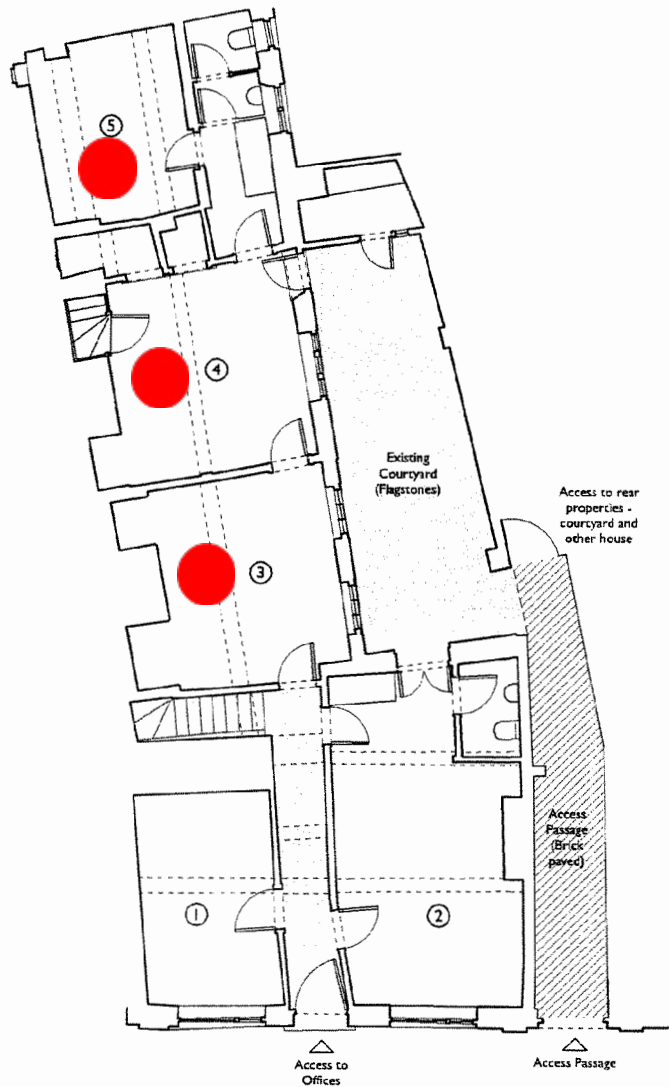
Location

The attractive market town of St Ives has a current population of approximately 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge and a frequent Guided Bus service between Cambridge and St Ives.

5 The Quay is located opposite to the Great River Ouse, providing scenic views up and down the river. The property is a short walk from St Ives Town Centre where you can find retailers such as Greggs, Waitrose and Superdrug. There is also a market in the Town Centre on a Monday and Friday.

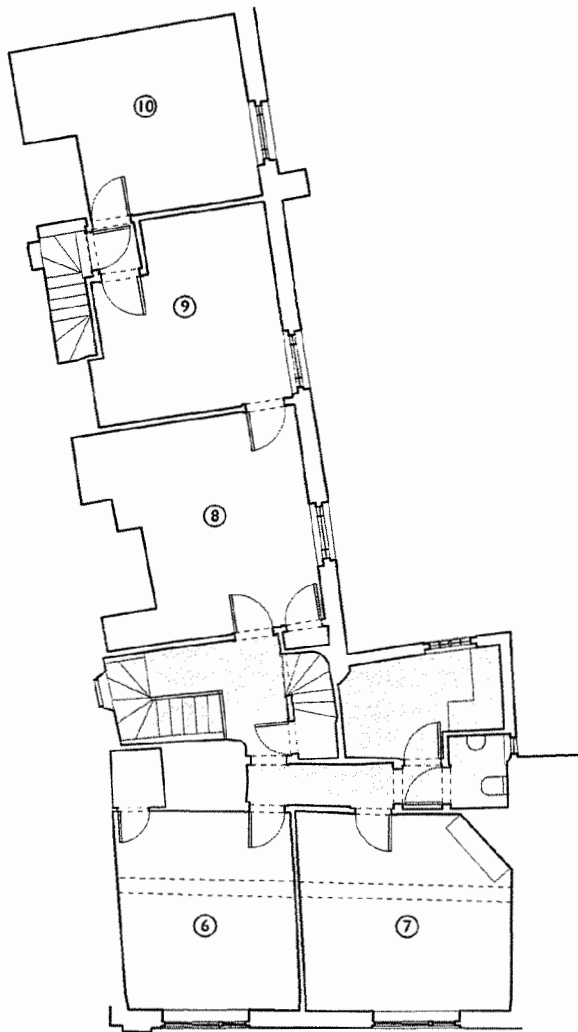






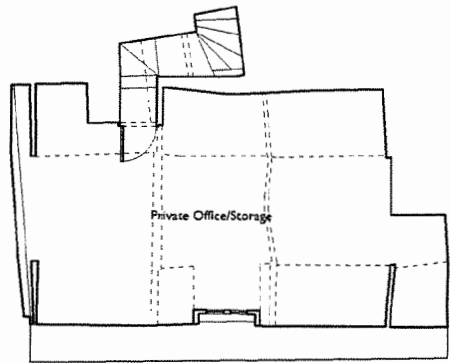
1 Ground Floor Plan
Scale: 1:100

- Communal Area
- Neighbouring Ownership (covered access)



2 First Floor Plan
Scale: 1:100

3 Second Floor Plan
Scale: 1:100



PRELIMINARY

Refurbishment/Alterations
5 The Quay, St Helens

Floor Plans
As Existing

Scale: 1:100@A3

24-1264 (F5) 100 Rev:

© Graham Handley Architects Ltd - Do not scale from this drawing.



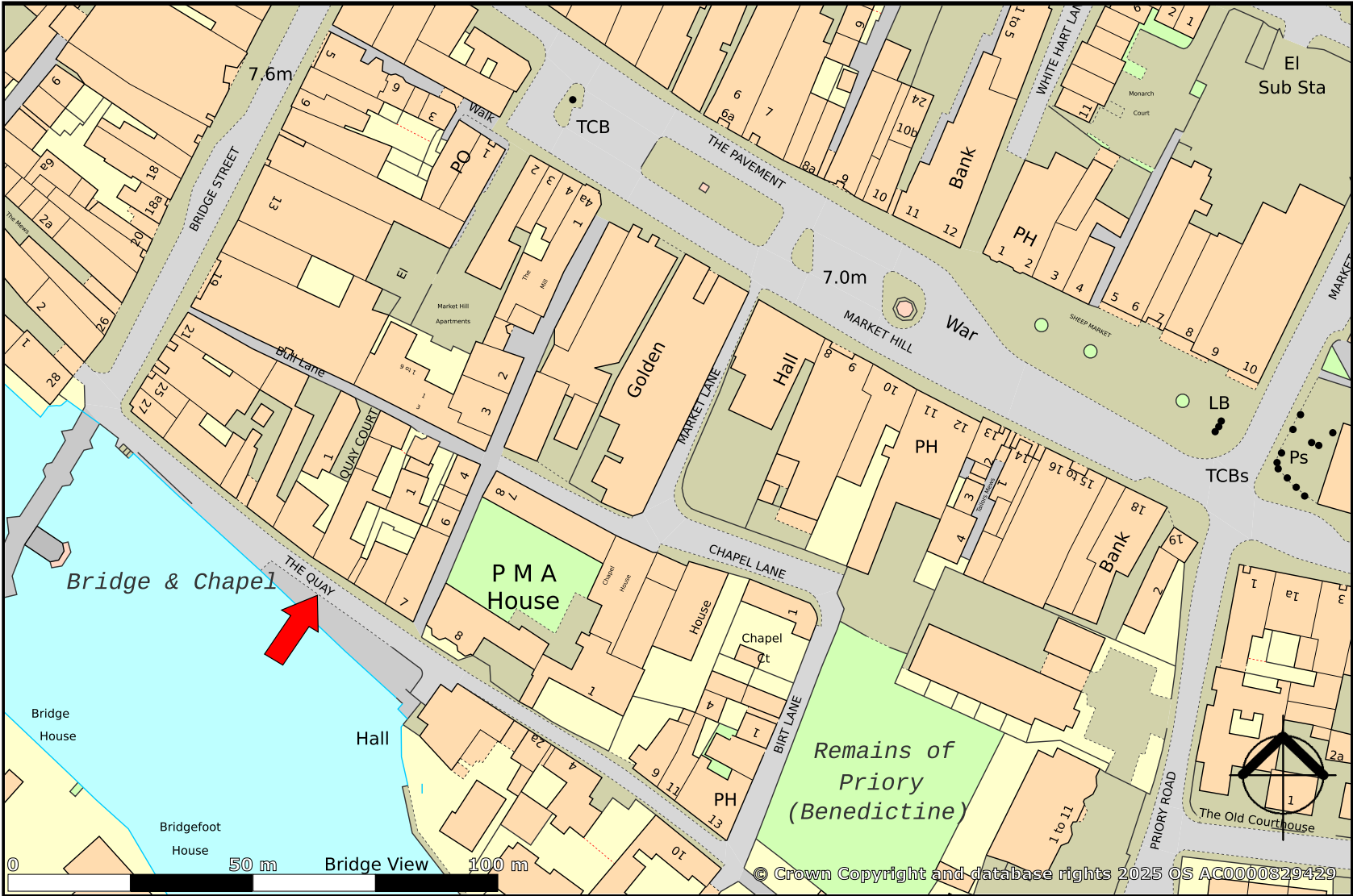
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Plotted Scale - 1:7,500

5 The Quay, St. Ives, PE27 5AR



created on edozo

Plotted Scale - 1:1,250