



2 Bridge Street, St Ives, Cambridgeshire
PE27 5EG

811.12222099

Eddisons

2 BRIDGE STREET

ST IVES, CAMBRIDGESHIRE, PE27 5EG



Agreement

For Sale



Detail

Retail with Upper Parts



Price

£425,000



Size

238.36 sq m (2,566 sq ft)
Subject to Confirmation



Location

St Ives, PE27 5EG



Property ID

811.12222099

For Viewing & All Other Enquiries Please Contact:



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Property

The property provides a prominent town centre former hairdressing salon. The property is arranged over three floors plus a basement storage area.

The ground floor primary sales area benefits from excellent display areas fronting both Crown Street and Bridge Street.

Access to the upper parts can be gained via the retail area or separately via ground floor access door from Bridge Street. It may be possible for prospective purchasers to convert the upper parts to alternative uses subject to appropriate permissions being in place.

Ground Floor - 67.53 sq m (727 sq ft) NIA

First Floor - 72.35 sq m (779 sq ft) NIA

Second Floor - 68.48 sq m (737 sq ft) NIA

Basement - 30 sq m (333 sq ft) approx

All measurements are approximate.

Energy Performance Certificate

We are awaiting an EPC.

Services

Mains services are believed to be available to the premises. 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:	Shop and Premises
Rateable Value:	£23,750

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 For Sale, on terms to be agreed.

Price

£425,000 for the freehold interest. The price is not subject to VAT.

Listed Status

From online searches it is understood that the property is Grade II Listed and within a conservation area.

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

The attractive old riverside town of St Ives has a current population of about 19,000 but draws on a much larger catchment. The town centre is closed to through traffic and provides comprehensive shopping facilities. Many major multiple retailers have outlets here including Boots, Waitrose, Superdrug, and Mountain Warehouse. It has a medium-sized department store, Townrow featuring many high street brands. A feature of the town is the range of small specialist shops, including many beauty and gift shops. It is also a popular dining destination. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.







