OFFICE WITH DWELLING FOR SALE



16, 20 & 20b The Broadway, St Ives, Cambridgeshire PE27 5BN





16, 20 & 20B THE BROADWAY

ST IVES, CAMBRIDGESHIRE, PE27 5BN



For Viewing & All Other Enquiries Please Contact:



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Property

A substantial Grade II listed property prominently located on the popular St Ives, Broadway. The property is believed to date back to around 1730 and as such provides a number of typically Georgian features including large windows fronting onto Broadway, decorative cornices', and high ceilings.

The property is formed of three main parts, 16 The Broadway, 20 The Broadway, and 20b The Broadway.

The areas contained within 16 and 20 The Broadway are used almost entirely as office accommodation with associated kitchen areas and WC's with 20b providing a self-contained, 2-bedroom dwelling featuring a large living area, kitchen, WC, and utility room at ground floor level, with large open stairway leading to the first floor providing an open landing, two bedrooms, and bathroom . Externally there is a courtyard garden.

Accommodation

16 The Broadway (NIA)

Ground Floor - 140.92 sq m (1,517 sq ft)

First Floor – 165.22 sq m (1,778 sq ft)

Second Floor – 126.54 sq m (1,362 sq ft)

20 The Broadway (NIA)

Ground and First Floor – 69.99 sq m (753 sq ft)

20b The Broadway (GIA)

Ground and First Floor - 141.63 sq m (1,525 sq ft)

Total - 644.30 sq m (6,935 sq ft)

All areas are approximate.

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: Huntingdom Office and Wych Ho
Council Tax Band Huntingdom Office and Wych Ho
20b The I

Huntingdonshire District Council Office and Premises Wych House (16-20) - £33,500 20b The Broadway - E

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.

Listed Status

We understand the building to be Grade II Listed under Heritage ID: 1330655 (16 & 120) and 1128712 (20b). Interested parties to satisfy themselves in respect of any listed queries.

Price

Offers are sought in the region of £1,100,000 for the freehold interest.

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Energy Performance Certificate

Awaiting EPC.

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.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Location

St Ives is a traditional market town on the banks of the river Great Ouse in Cambridgeshire with a current population of approximately 17,000 and is located roughly 4 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south-east, Huntingdon 6 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. Road communications are very good via the A14 with links nearby to both the A1 leading north/south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge and the Guided Bus Shuttle service into central Cambridge. There are two popular markets each week.









































