



**3 The Sheep Market, St Ives, Cambridgeshire
PE27 5AH**

811.179365

Eddisons

3 THE SHEEP MARKET

ST IVES, CAMBRIDGESHIRE, PE27 5AH



Agreement

For Sale



Detail

Retail/Office Premises/
Development Opportunity



Price

£330,000



Size

157.74 sq m (1,698 sq ft)



Location

St Ives, PE27 5AH



Property ID

811.179365

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
MRICS MCIOB
Director

stephen.power@eddisons.com
07866 165016
01480 451578

Property

3 The Sheep Market is a mid terrace Victorian building with accommodation over 3 floors. The ground floor comprises a shop front with ancillary offices and storage areas to the rear. The first and second floors comprise additional ancillary office accommodation.

To the rear is a private car park for up to 5 vehicles.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground floor retail	41.52	447
Ground floor offices	36.14	389
Ground floor strongroom	5.65	61
First floor offices	34.36	370
Second floor offices	34.87	375
Second floor kitchen	5.17	56
Total NIA	157.71	1,698

Energy Performance Certificate

Rating: E (114)

A copy of the EPC is available from the agent.

Services

Mains electricity, gas, water and drainage are available to the premises. Interested parties are advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Planning

Full planning consent for a change of use into 3 flats, retaining a shop to the front as shown on the attached plans. Details are available on Huntingdonshire District Council Planning Portal - Application No. 23/01826/FUL. Granted 21 December 2023

Rates

Charging Authority: Huntingdonshire District Council
Description: Offices and Premises
Rateable Value: £22,500

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

Freehold.

Price

£330,000 for the freehold interest with vacant possession on completion.

VAT

We understand that VAT will not be charged on the price.

Legal Costs

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

Listed Status

The property is not Heritage Listed, however it is located within St Ives town centre Conservation Area.

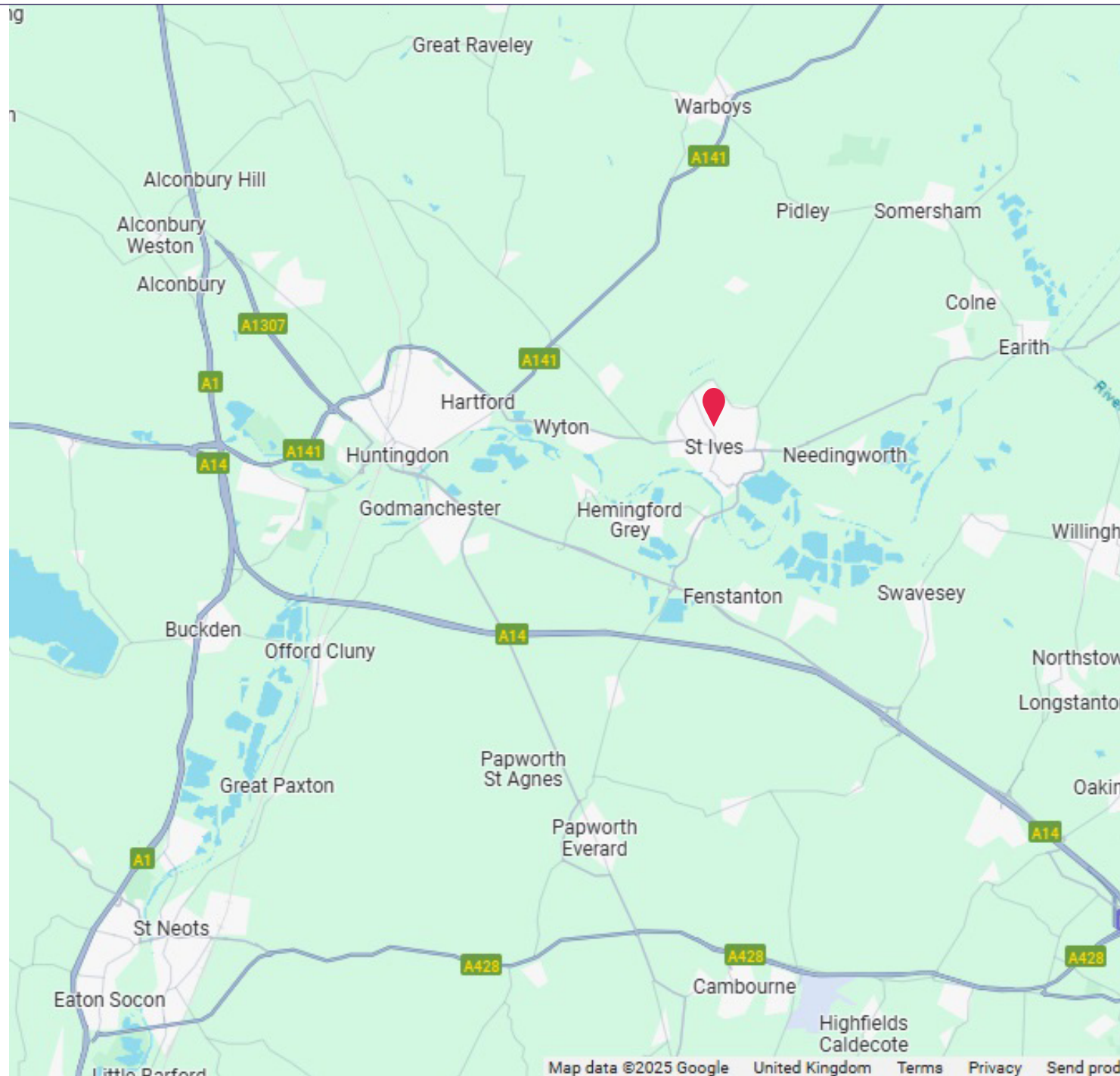
Anti-Money Laundering

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.

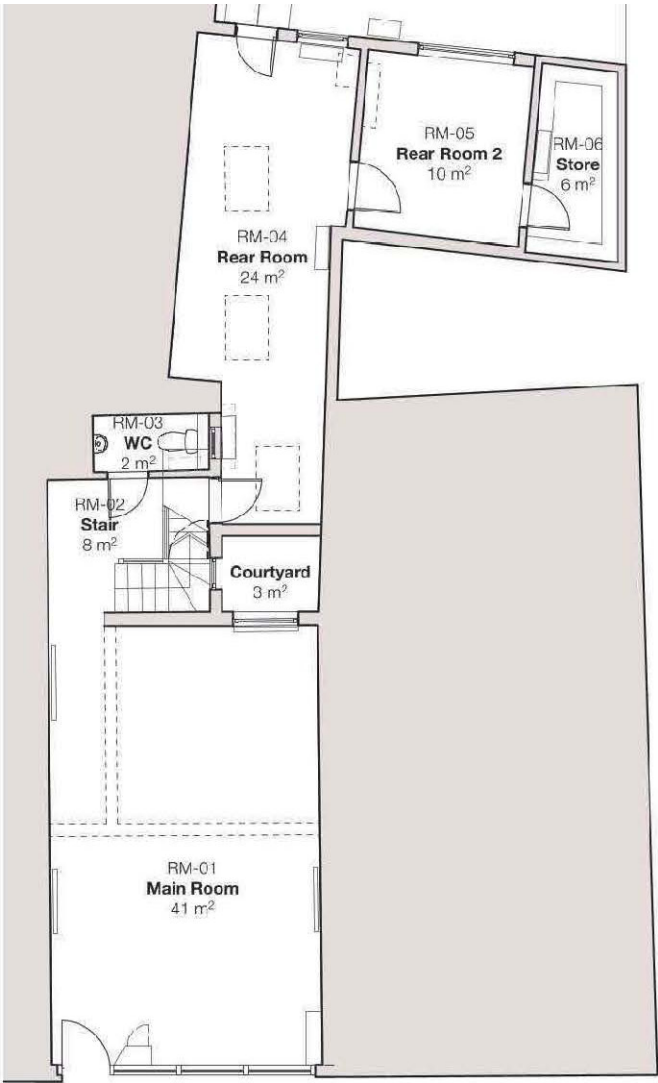
Location

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 19,000 and is located approximately 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 to both the A1 and the M11. St Ives benefits from a Guided Bus service directly into central Cambridgeshire. There are mainline railway stations at both Huntingdon and Cambridge.

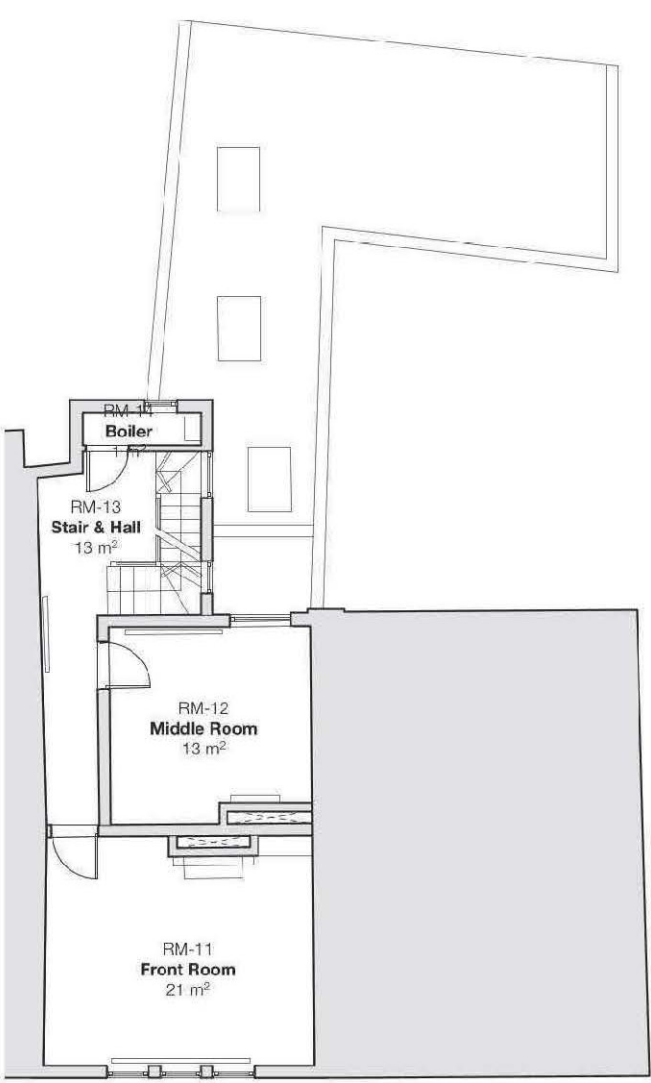
3 The Sheep Market is located on the historic town centre Market Square, now the principle retail area. The property has a prominent frontage on the north side of the Square and is convenient for town centre car parking. There are a wide range of businesses in close proximity to the property including Boots, M & Co Clothing, Poundland, British Heart Foundation, Yorkshire Building Society and Greggs the bakers.



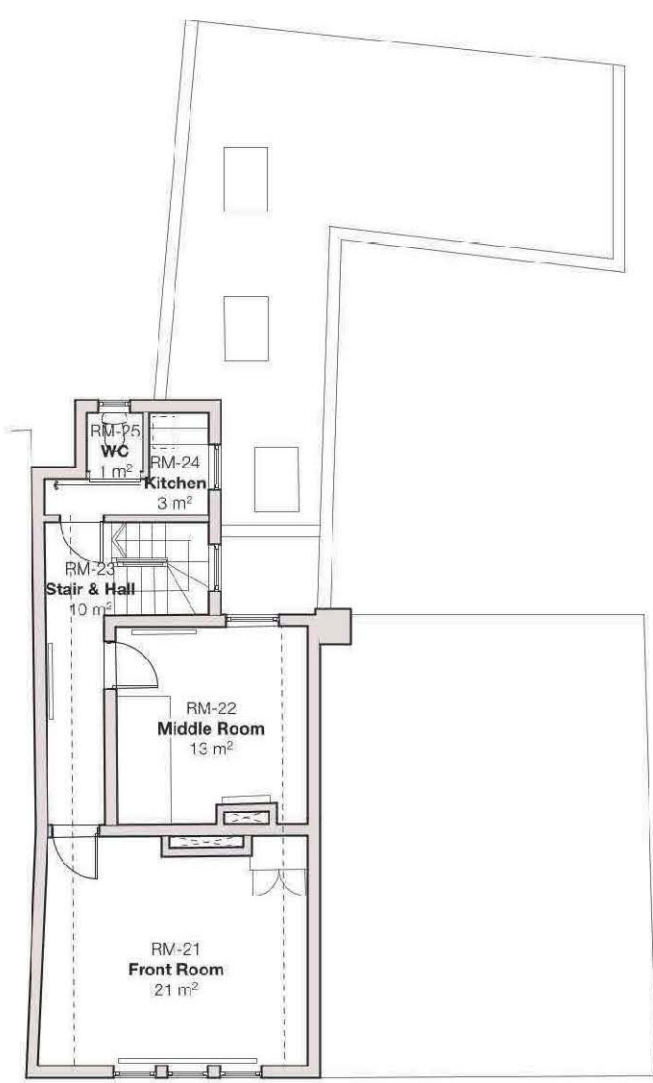




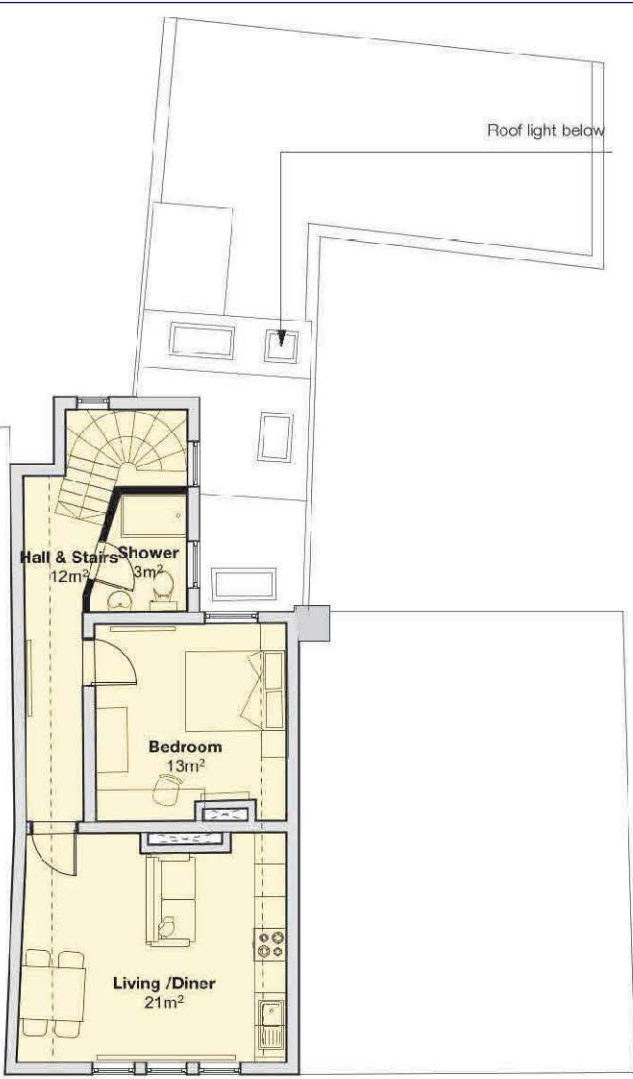
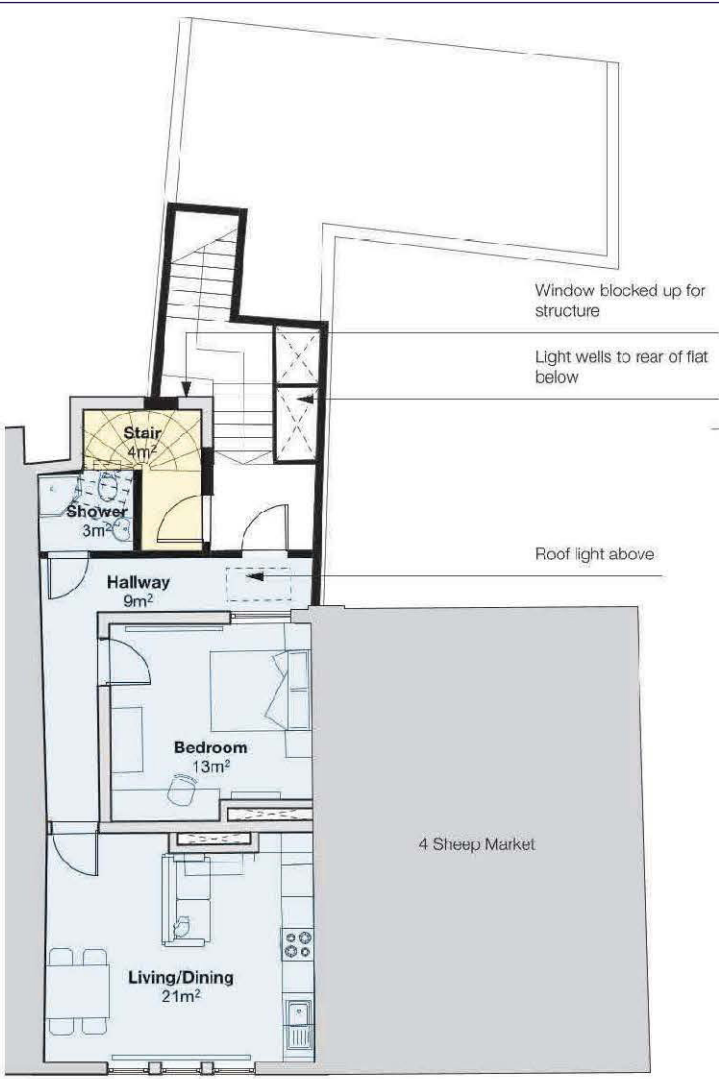
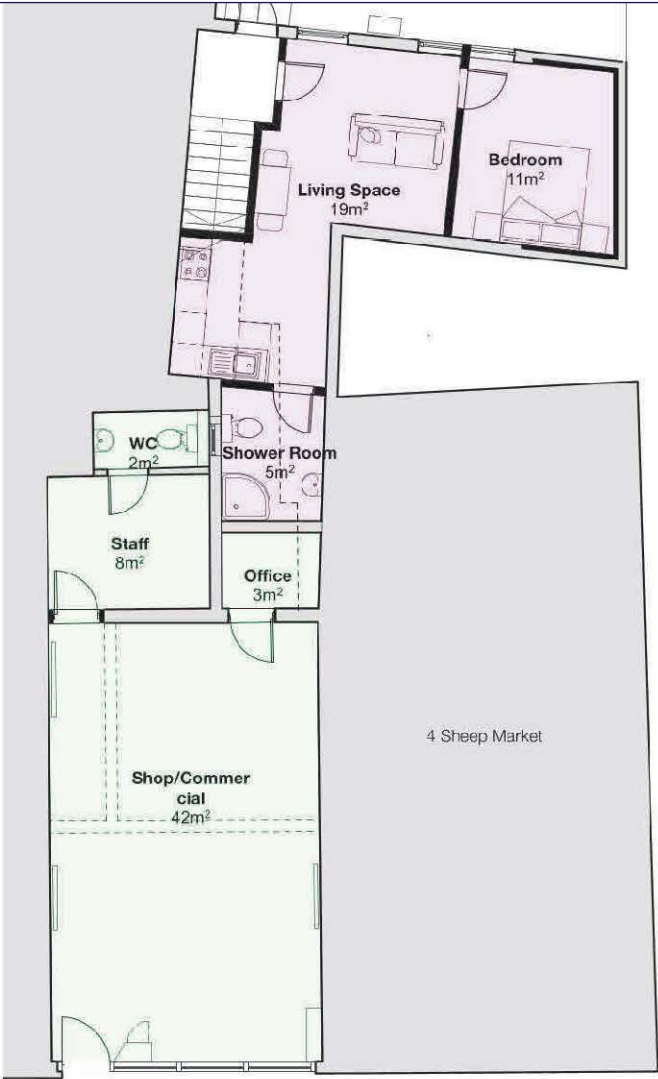
0 Existing Ground Floor
Scale: 1:100



1 Existing First Floor
Scale: 1:100



2 Existing Second Floor
Scale: 1:100



0 Proposed Ground Floor
Scale: 1:100

1 proposed First Floor
Scale: 1:100

2 Proposed Second Floor
Scale: 1:100

