PRIME RETAIL UNIT

McBeath
Property Consultancy
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TO LET



UNIT 2, 20/22 CROWN STREET, ST IVES, CAMBRIDGESHIRE, PE27 5AB

- 1,417 SQ.FT GROUND FLOOR SALES (131.62 SQ.M)
- AFFLUENT MARKET TOWN
- PRIME TOWN CENTRE POSITION.
- OPEN PLAN GF RETAIL UNIT WITH FF ANCILLARY.
- SUITABLE FOR A VARIETY OF USES

McBeath Property Consultancy Ltd.
Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

St Ives is an affluent and highly desirable Cambridgeshire market town, located approximately 12 miles north-west of Cambridge. The town serves a wide and prosperous catchment, including surrounding villages and commuter populations who travel into Cambridge.

The property occupies a prime position on Crown Street, the primary retailing pitch in St Ives town centre benefitting from high levels of pedestrian footfall throughout the day. Immediately adjacent occupiers include Caffe Nero and TG Jones, with other notable retailers nearby including Costa Coffee, Card Factory, Mountain Warehouse, Greggs, Superdrug and Specsavers.

DESCRIPTION

The property comprises a well configured open plan ground floor retail unit with first floor office, storage and staff facilities.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	131.62 sq.m	1,417 sq.ft
First Floor	129.87 sq.m	1,398 sq.ft
TOTAL	**261.49 sq.m**	**2,815 sq.ft**

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£30,000 per annum exclusive.**

RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £34,250 from 1st April 2026.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (73). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

Subject to Contract - Oct 26

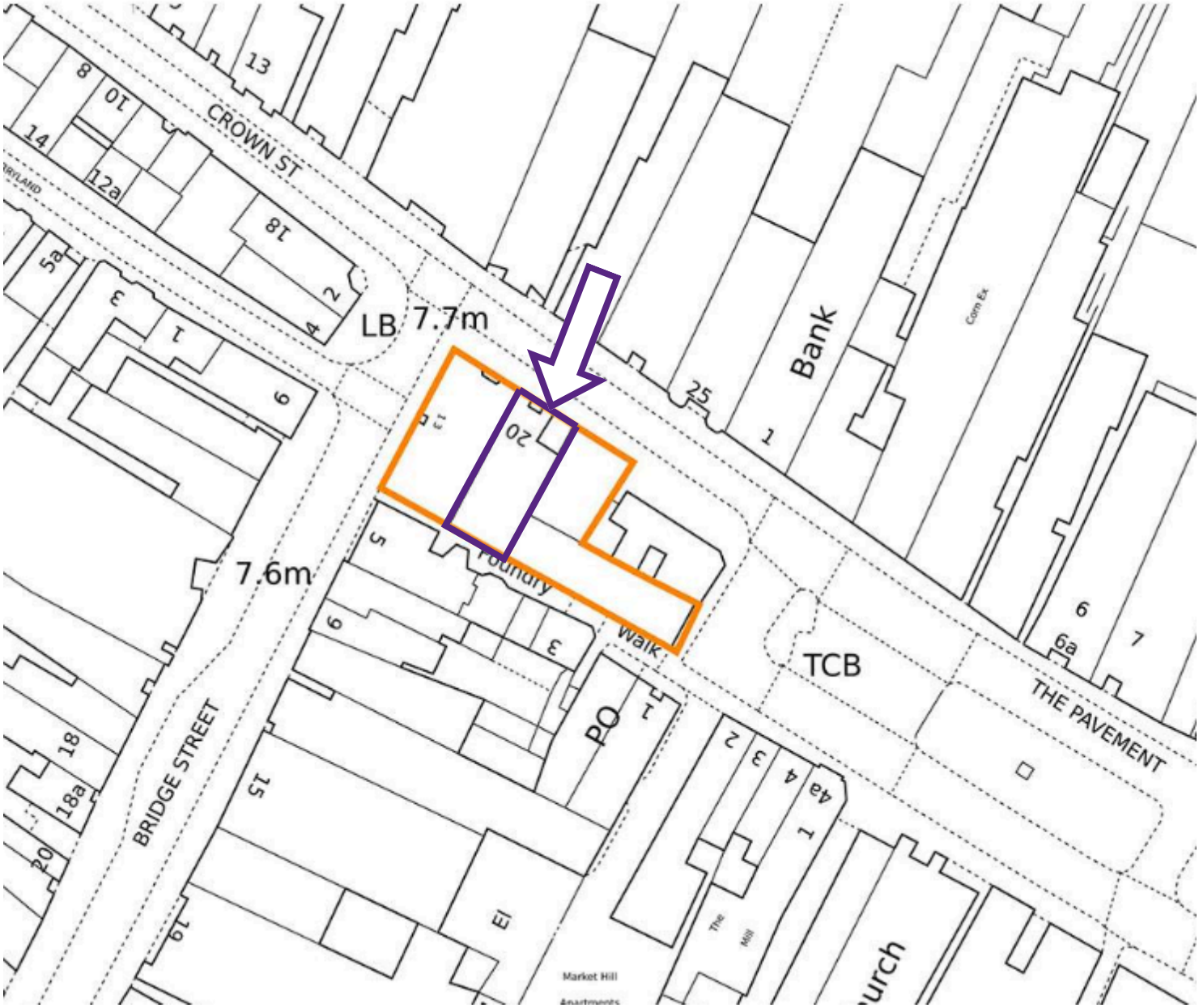
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VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

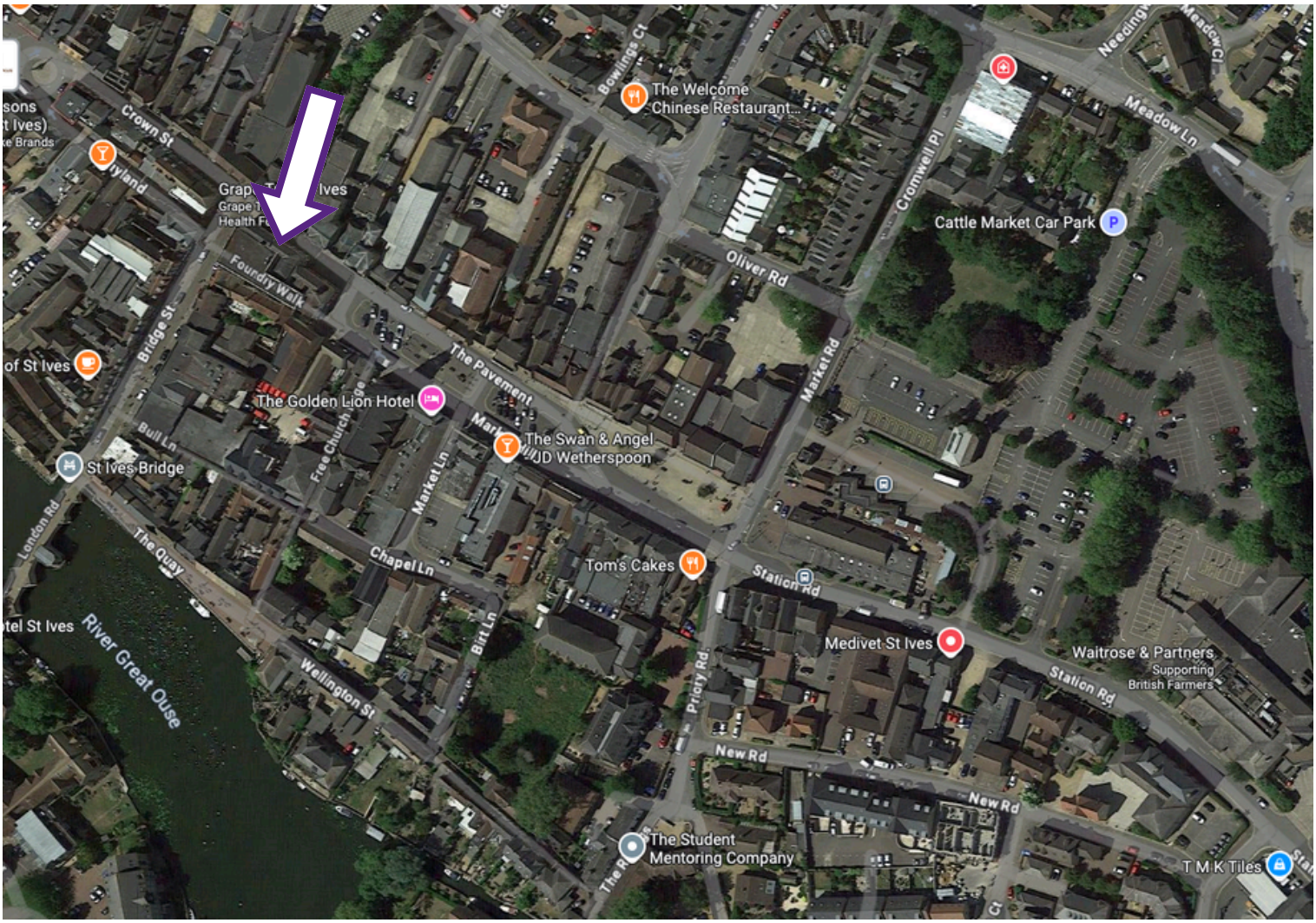
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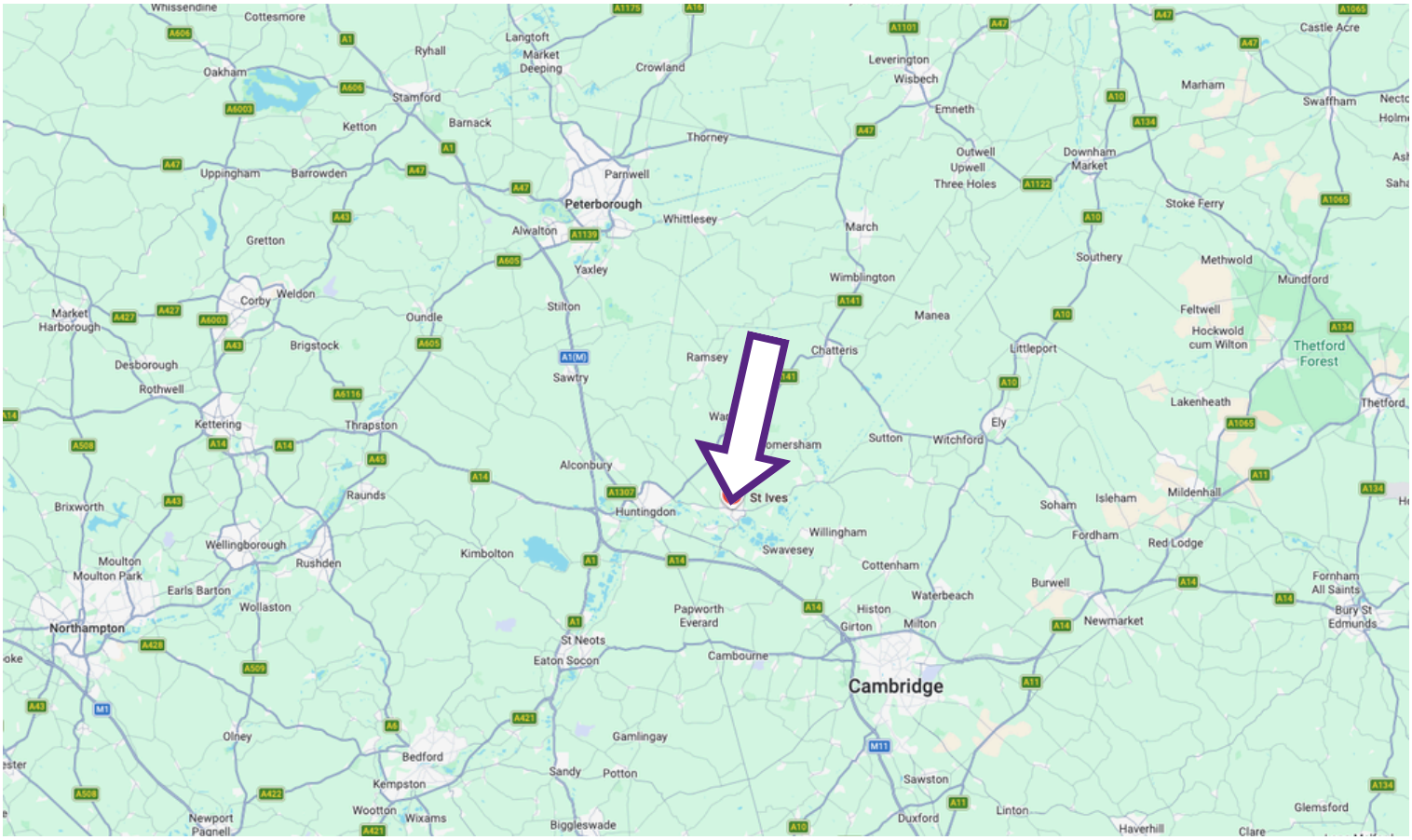
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