

PRIME SHOP TO LET



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

SITUATION

The property is located in a prime trading location adjacent to Mountain Warehouse and WH Smith. Other retailers in the close vicinity include Costa Coffee, Card Factory, Superdrug and Fat Face.

The unit is indicated on the attached street traders plan.

DESCRIPTION

A well-configured ground floor sales area with first floor ancillary accommodation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	131.63 sq.m	1,417 sq.ft
FF Ancillary	129.87 sq.m	1,398 sq.ft

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent review.

RENTAL

£40,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value	£41,500
Rates Payable	£20,916 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual 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.

Tel: 0113 244 9020 / www.bht.uk.com

VAT

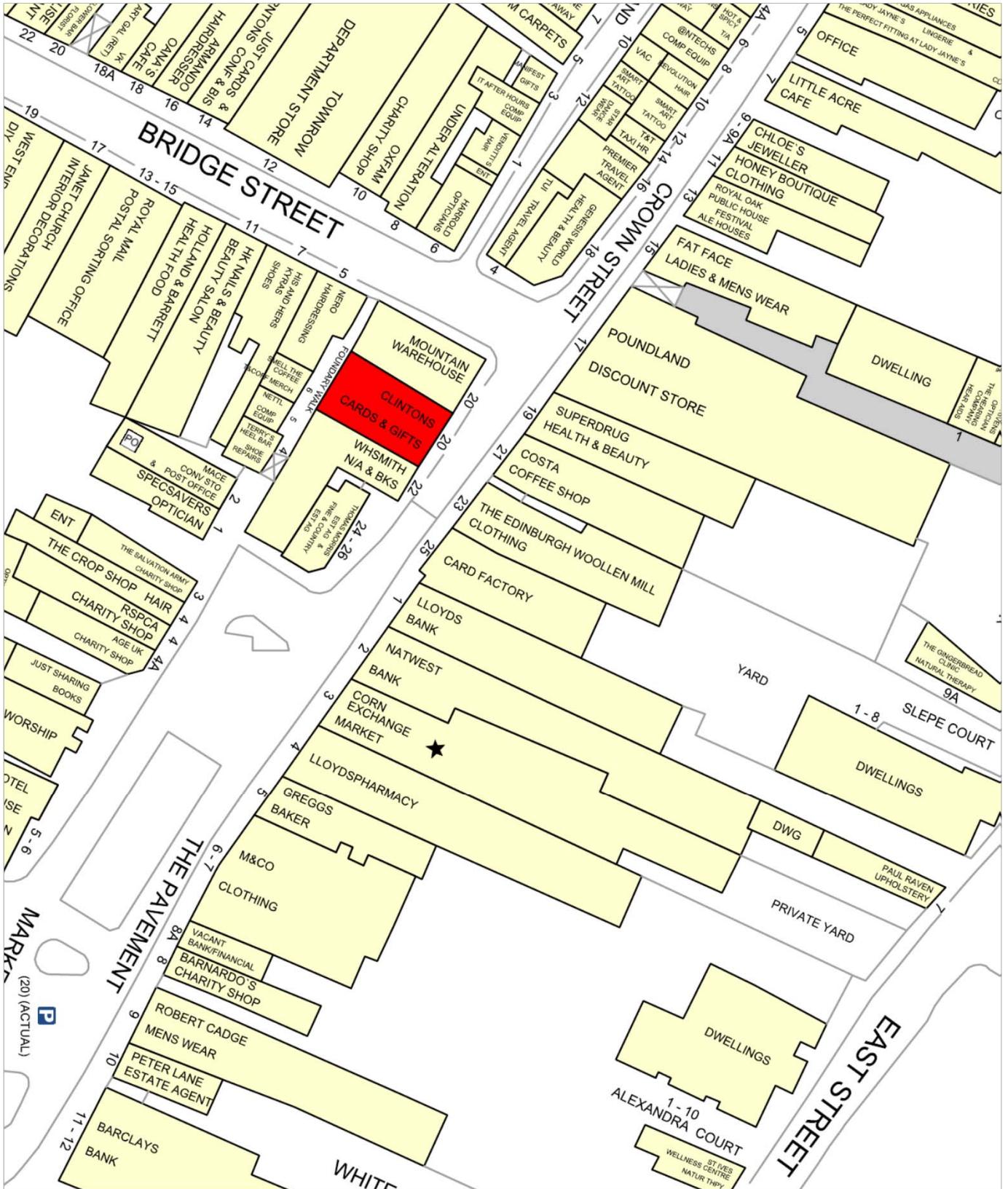
All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Brackenridge Hanson Tate
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E: robin@bht.uk.com

Robson Retail
A: Marc Robson
T: 07956 688343
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Subject to Contract
Feb 2020



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.