

# SURPLUS STORE TO LET

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01480 451578**



**19d East Street, St Ives,  
Cambridgeshire, PE27 5PD**

**Rent: £1,250 pax**

**Size: 26.17 sq m (282 sq ft)**

- Town Centre location
- Suitable as a lock-up storage unit
- Various shelving units included
- Self-contained

*'Voted by the Estates Gazette Most Active Agent in the East of England 2013 to 2017'*



Bury St Edmunds



Cambridge



Huntingdon



Peterborough

## LOCATION

The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge.

## DESCRIPTION

The property has been used as a file-store for a number of years and comes with a variety of shelving units in situ.

The property may suit alternate uses subject to planning permission being granted.

The property is not fitted with any WC or kitchen facilities.

## SERVICES

Mains electricity is available to the premises. Interested parties are however 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.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £950.

For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound if the RV is £51,000 or more, and 48p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEASE TERMS

Available on a new lease to the landlords on terms to be agreed.

## RENT

The rent is £1,250 per annum exclusive.

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

This unit is classed as low energy storage and does not require an EPC.

## VIEWING

Strictly by appointment with the sole agents:-

### **Barker Storey Matthews**

150 High Street, Huntingdon,  
Cambs PE29 3YH

Contact: **Matthew Hunt**

**mjh@bsm.uk.com**

**(01480) 451578**

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