



FOR SALE

Industrial/
Warehouse Premises

Units 1 and 2, Caxton Road, St Ives, Cambs, PE27 3LS

Self Contained Industrial/Warehouse Premises

Gross Internal Area - 285.8 sq m (3,076 sq ft)

Parking to Front of Building

Suitable for a Wide Variety of Industrial/Warehouse Uses

Immediately Available

For more information please contact James Price

Tel: **01480 213811** or email: **jprice@barfords.co.uk**

St Ives

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The property is located to the east of the Somersham Road Industrial Estate.

The Property

The property is of concrete frame construction with an insulated fibrous cement roof incorporating translucent panels with a concrete floor.

The building has an eaves height of 3.6m and benefits from suspended strip fluorescent lighting, 3 phase power and a hot air blower in Unit 2.

Externally, there is ample parking and easy loading to the property via two roller shutter doors.

Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

| | | |
|--------------|--------------------------|-----------------------------|
| Unit 1 | 142.2 sq m | (1,531 sq ft) |
| Unit 2 | <u>142.2 sq m</u> | <u>(1,531 sq ft)</u> |
| TOTAL | <u>285.8 sq m</u> | <u>(3,076 sq ft)</u> |

Planning

It is believed the property is suitable for a wide variety of uses falling under classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) as described under the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the Local Authority for confirmation that their proposed use would be acceptable.

Services

Mains water and electricity are understood to be available to the property as well as 3-phase electricity. Drainage is to the mains sewers. The hot air blower is oil fired but has not been tested by the vendor. Interested parties are advised to make their own enquiries of the relevant service providers.

Tenure

The property is available for sale freehold with vacant possession.

Price

Guide Price: £190,000 exclusive.

VAT

Payable at the prevailing rate where applicable.

Rates

2017 Rateable Value: £12,750

2017/2018 Rate Poundage 46.6p/£

(Note: Transitional Relief/Charge may apply)

Legal Costs

Each party to bear their own costs incurred in the transaction.

Viewing

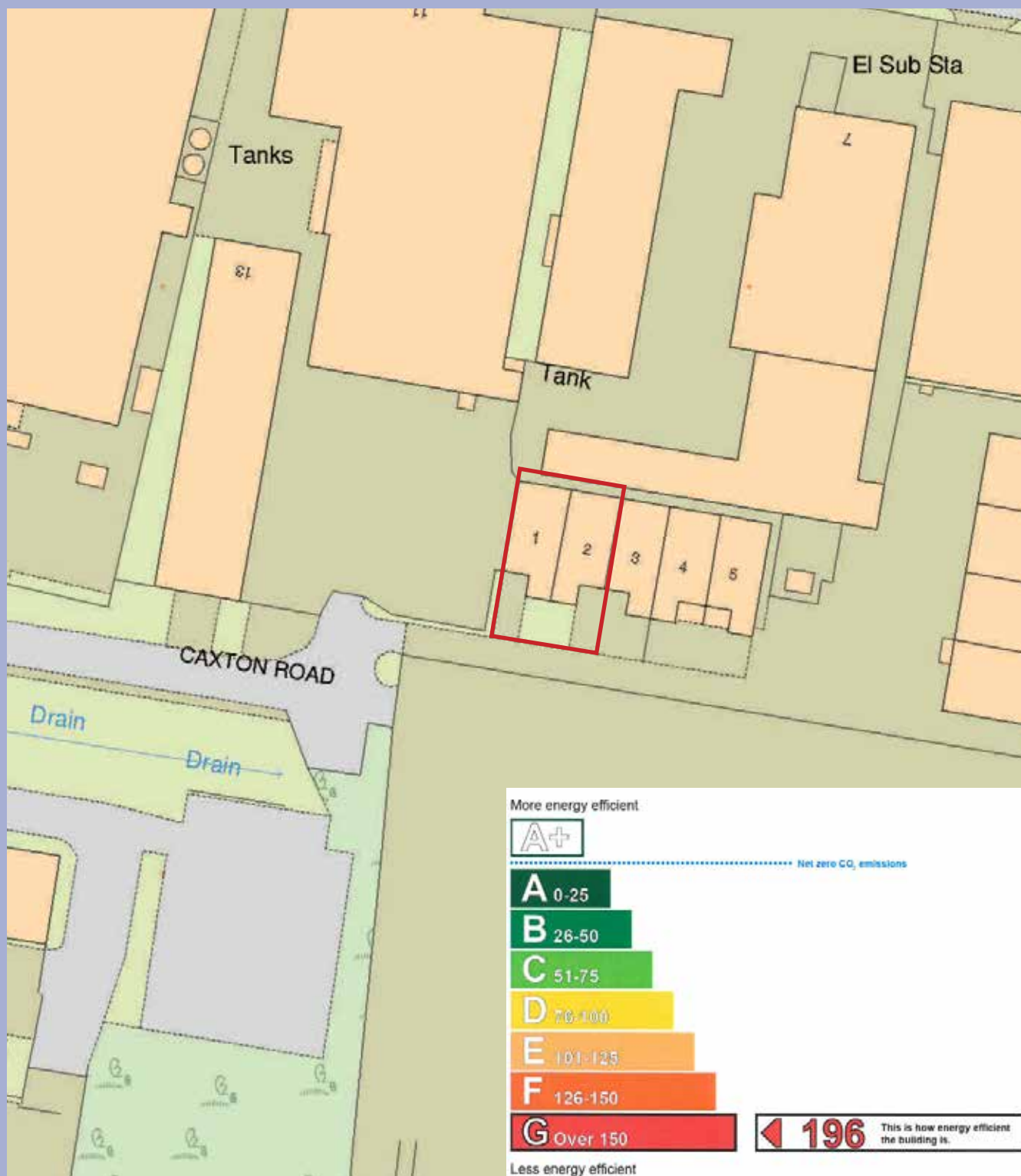
By appointment through the Sole Agents - **Barford + Co** on **01480 213811**.

EPC

See page 3.

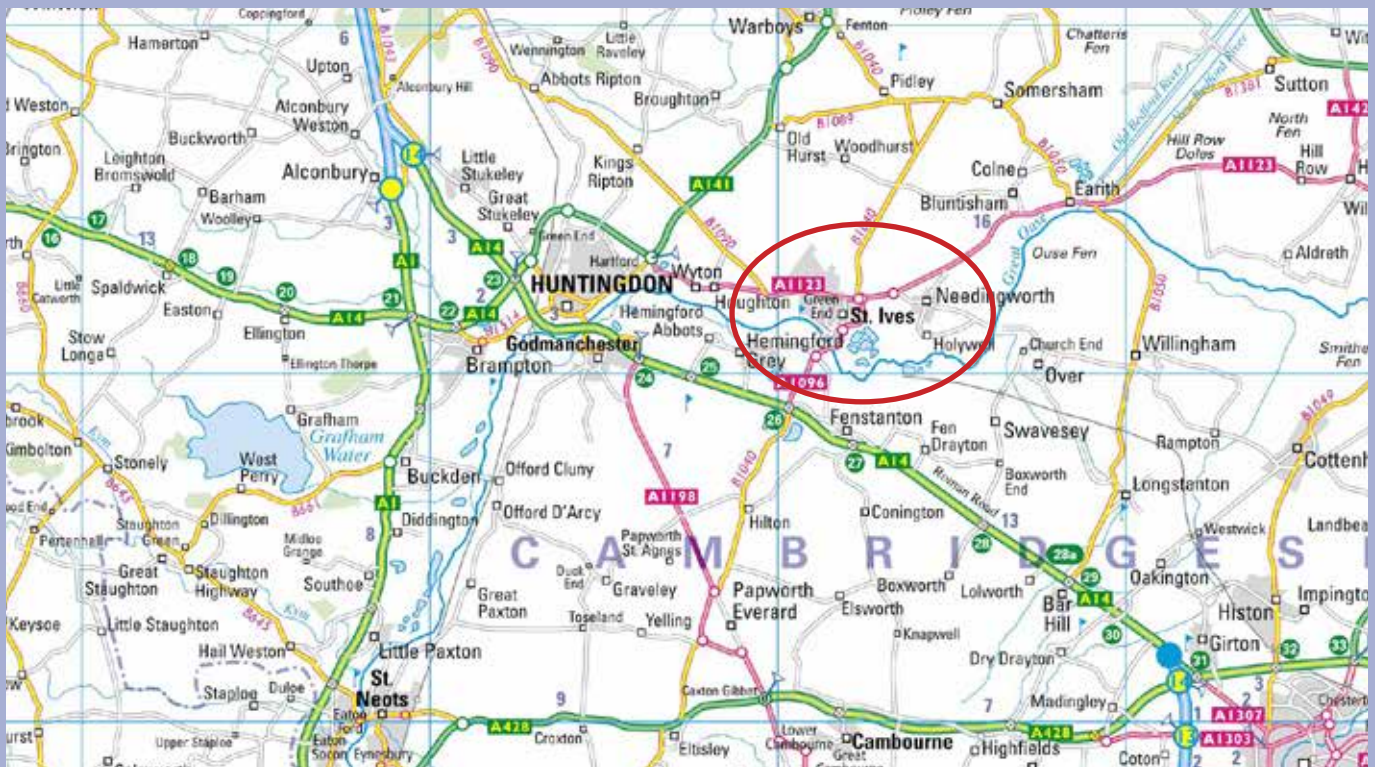
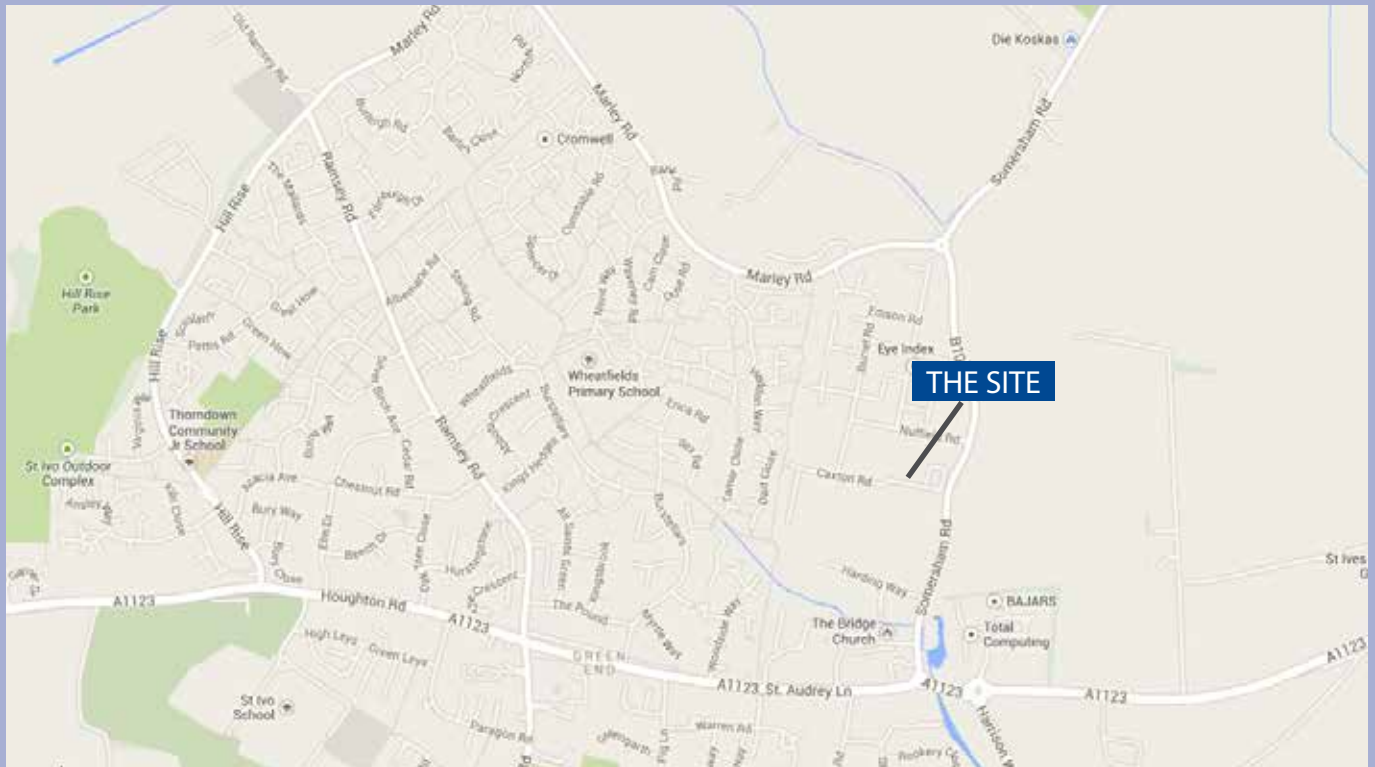
NOTE:

Barford + Co for themselves and for the vendors or lessors of this property whose agents they are 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, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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 Barford + Co has any authority to make or give any representation or warranty whatever in relation to this property.



Site Plan : Units 1 and 2, Caxton Road, St Ives, Cambs, PE27 3LS

Ref: L-442A



Location Plan : Units 1 and 2, Caxton Road, St Ives, Cambs, PE27 3LS
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