



LICENCED PREMISES

22 BRIDGE STREET, ST IVES, PE27 5EG

- Attractive building
- Good position
- Two storeys of sales space and covers
- 1,061 sq ft Net Internal Area
- Alcohol Licence

£25,000 per annum

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LOCATION

The property is located in St Ives, a market town in the Huntingdonshire District of Cambridgeshire.

It is a historic and attractive market town, with a resident population of over 17,000.

The property itself fronts Bridge Street, just by the St Ives bridge and River Great Ouse.

DESCRIPTION

The property comprises a former tea room, cafe within an attractive Grade II listed building.

Arranged over three storeys and a basement, the property will be of particular interest to restaurateurs and bar owners.

There is also a canopy to the front adding both to the interest and attractiveness of this building.

ACCOMMODATION

Description	Sqft	Sqm
Ground floor	713	66.28
First floor	375	32.30
Total NIA	1,061	98.58

SERVICES

We understand that all mains services are available.

Prospective tenants are advised to make their own enquiries, however.

TOWN AND COUNTRY PLANNING

The most recent use fell under use Class E.

The property benefits from an alcohol licence.

BUSINESS RATES

£10,750 per annum

Prospective tenants are advised to make their own enquiries, however as relief may be available.

LEASE & RENTAL TERMS

We are instructed to seek offers of £25,000 per annum for a fully

repairing and insuring lease. All other terms are to be agreed.

EPC

Available on request.

VAT

Not chargeable.

LEGAL COSTS

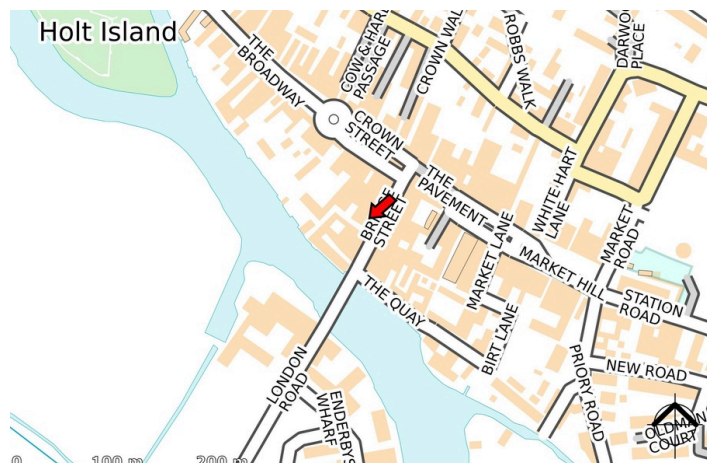
Each party to bear their own costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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