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BARKER STOREY
MATTHEWS

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RETAIL / OFFICE - TO LET



**15A BROADWAY HOUSE, 149-151 ST. NEOTS ROAD,
HARDWICK, CAMBRIDGE, CB23 7QJ**

706 sq ft (65.58 sq m)

Rent: £10,000 per annum

**NO BUSINESS RATES TO PAY
FOR QUALIFYING OCCUPIERS**

- Ground floor retail / office unit
- Recently refurbished to high standard
- Includes annex store room
- 5 miles from Cambridge

Location

Hardwick is a village located approximately five miles to the west of Cambridge and four miles to the east of Cambourne, along the A1303 St Neots Road. St Neots Road runs parallel to the bypass of the A428, and the subject property sits approximately one mile from the junction of those two roads. The village has a population of over 2,600 and benefits from a convenience store, post office and a public house. There is a bus stop immediately outside the subject property with direct links to Cambridge and Cambourne.



Description

The property has recently undergone a comprehensive refurbishment to include redecoration, new IT infrastructure, kitchen and LED lighting. The property has the added benefit of an additional annex store located adjacent. The brand new office furniture is available at a price of £3,000.

Accommodation

The property has the following approximate Net Internal Area: 65.58 sq m (706 sq ft).

Rates

The rateable value is £6,700 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2020/2021 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses the rates payable will be £3,303 for 2020/21.

Lease Terms

The premises are available by assignment of the existing lease expiring February 2023. Alternatively a new lease may be available by agreement.

Rent

£10,000 per annum, exclusive of service charge, insurance and all other outgoings.

VAT

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

Legal Costs

Each party is responsible for their own legal costs.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

This property has an EPC of B (50). A copy of the EPC is available on our website.

Viewing

Strictly by appointment with the sole agents:- Barker Storey Matthews Pound Hill House, Pound Hill, Cambridge, CB3 0AE (now part of Eddisons).

Contact: Laurence Gercke
laurence.gercke@eddisons.com
(01223) 467155

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



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