



## 13-15 Bridge Street, St.Ives

Cambridgeshire, PE27 5EH

### Prominent Town Centre Retail Unit – To Let

**2,847 to 5,861 sq ft**

(264.49 to 544.50 sq m)

- Double fronted retail unit in a prominent position on Bridge Street, St. Ives.
- Nearby retailers include Holland & Barratt, Costa Coffee, Superdrug, Poundland.
- Affluent market town.
- 5 miles from Huntingdon.
- Scope to make open plan over 2 floors to create up to 5,861 sqft.
- Car park to rear.



# 13-15 Bridge Street, St.Ives, Cambridgeshire, PE27 5EH

## Summary

<b>Available Size</b>	2,847 to 5,861 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a two-storey building with concrete frame construction and brick elevations. Fronting Bridge Street is a former retail post office counter area with offices and storage facilities to the rear. At the first floor level, accessed by both lift and staircase, is additional office accommodation used as a sorting office along with staff areas and further offices. To the rear of the building is a yard area accessed via Market Hill, which provides parking for circa 5 vehicles. The ground and first floor can be let separately or in their entirety.

## Location

The property is located on Bridge Street, in the heart of the retail area of St Ives, Cambridgeshire. Nearby occupiers include Costa Coffee, Superdrug, Fatface, Mountain Warehouse and several independent operators. The affluent market town of St Ives is 5 miles east of Huntingdon and 12 miles northwest of Cambridge.

## Planning / Additional Information

A planning application is being prepared to create a full-height arched glass frontage but in keeping with the original shop front. The double-fronted door either side of the main entrance will also be modernised. A copy of these plans and a CGI of the new shop front can be provided upon request. Subject to a tenant's requirements we can tailor a planning application to suit their needs and engage with their representative and our client's architect / structural engineer to progress the application suitable to their requirements.

## Accommodation

The accommodation comprises the following areas:

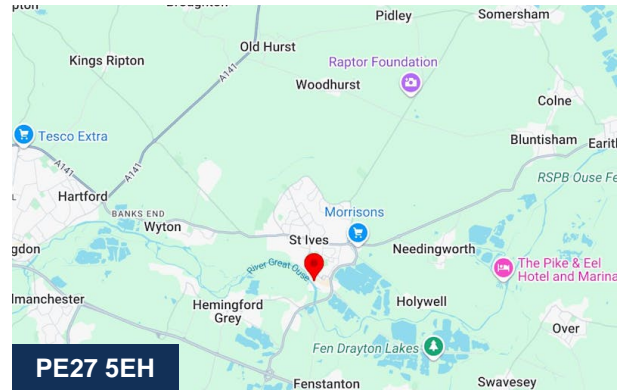
Name	sq ft	sq m	Availability
Ground - Retail	1,138	105.72	Available
Ground - Ancillary	1,709	158.77	Available
1st	3,014	280.01	Available
<b>Total</b>	<b>5,861</b>	<b>544.50</b>	

## Tenure

The premises are available to let in part or in their entire by way of a new lease for a term by arrangement.

## Marketing Video - Click Link Below

<https://vimeo.com/1024306766>



## Viewing & Further Information



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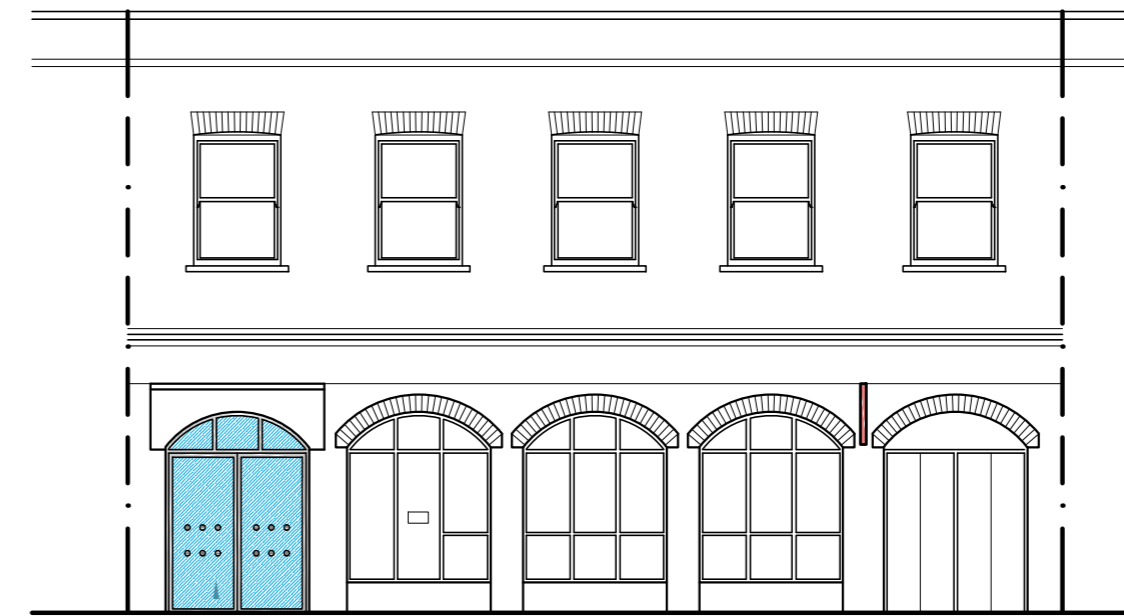




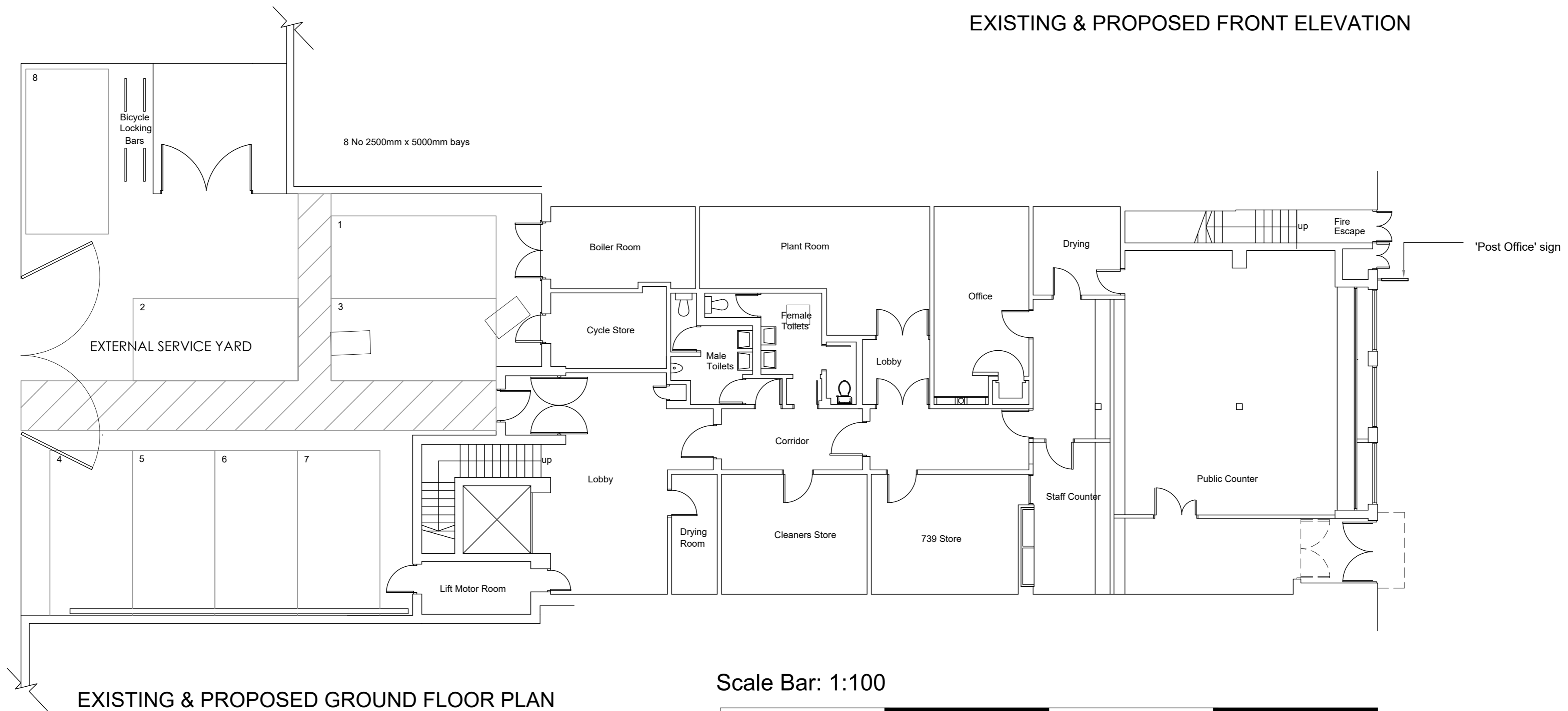
All measurements are to be checked on-site for validation and authenticity with layouts indicative only

No amendments or copies are to be produced without prior consent from Rapleys LLP.

Ref	Date	Revision
-	-	-



EXISTING & PROPOSED FRONT ELEVATION



EXISTING & PROPOSED GROUND FLOOR PLAN

Client  
ROYAL MAIL GROUP LIMITED

Job Title  
**St ives Do**  
13-15 Bridge Street PE27 5AA

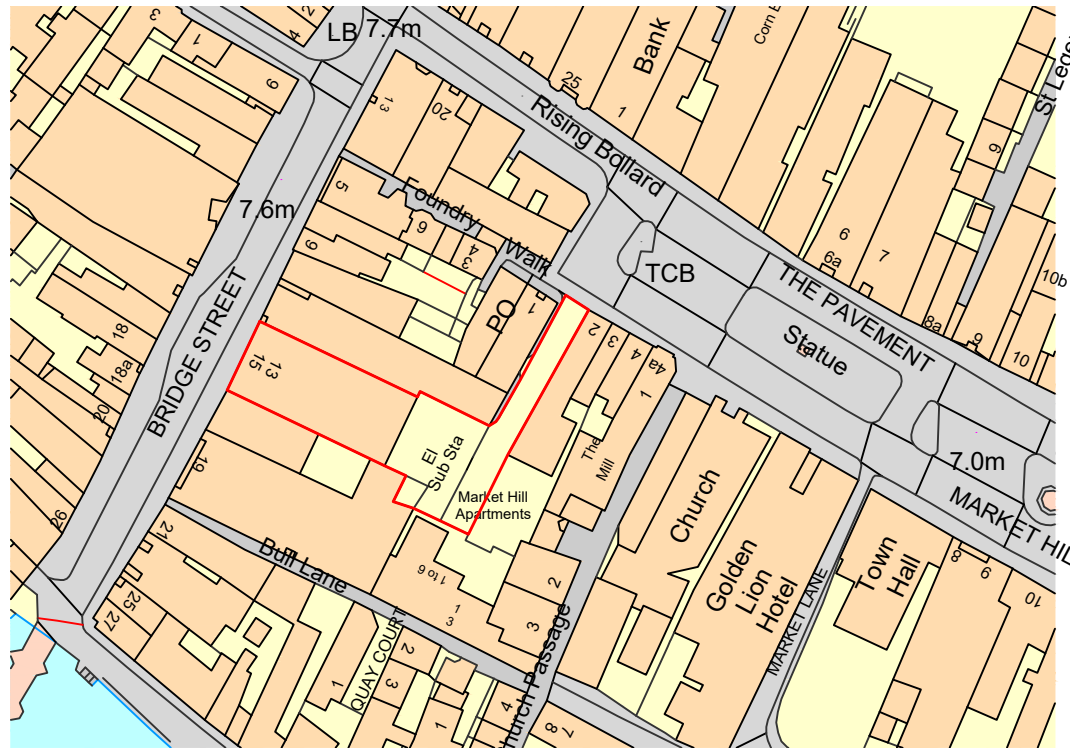
Drawing Title  
**Existing & Proposed Ground Floor Plan & Front Elevation**

Scale 1:100 Size A2 Date May 24 Drawn AS

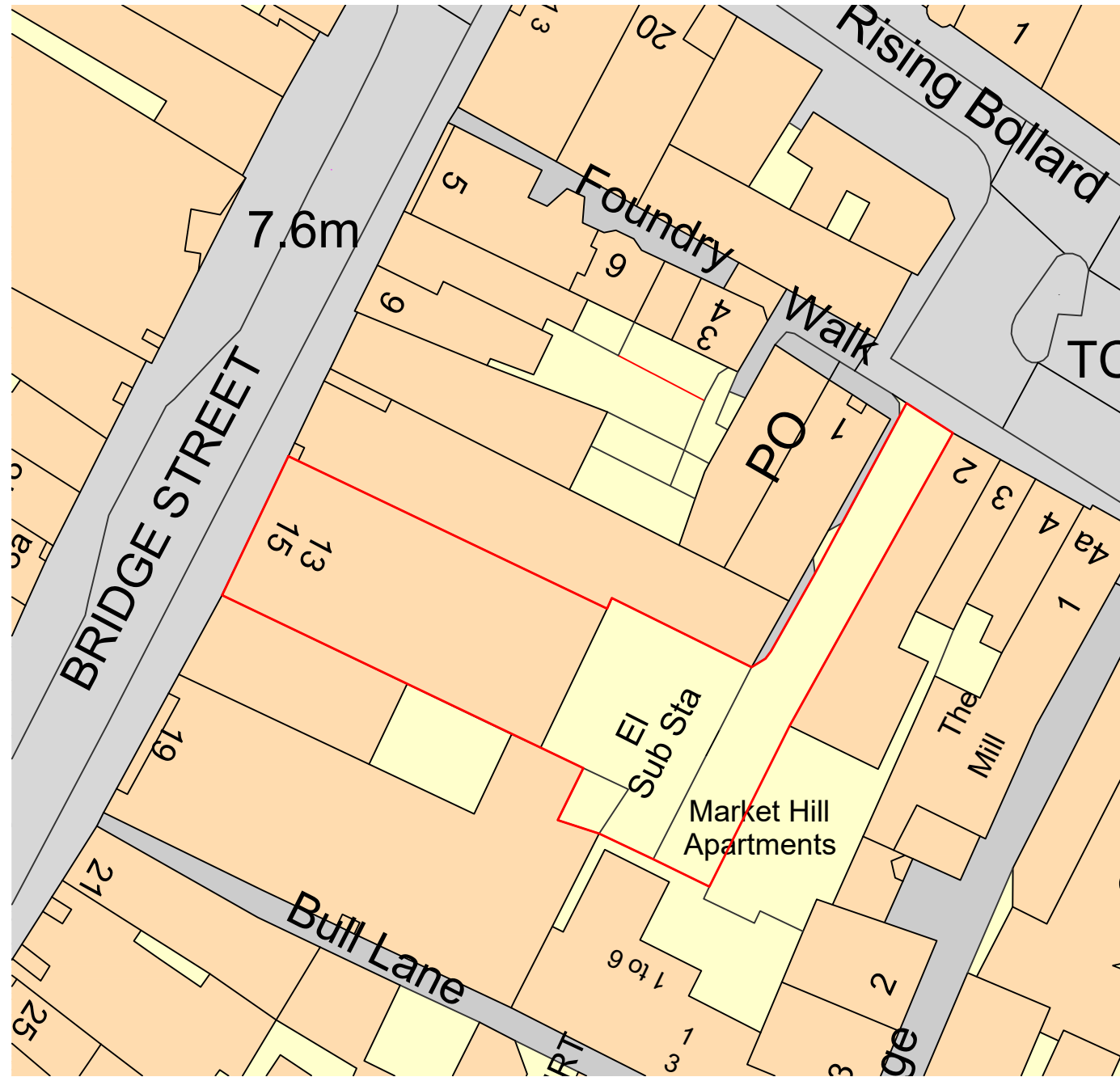


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DRAWING NO:  
24-00766-FP-001



St Ives Do, 13-15 Bridge Street PE27 5AA- Location Plan  
 Scale: 1:1250 © A3



St Ives Do, 13-15 Bridge Street PE27 5AA- Block Plan  
 Scale: 1:500 © A3

All measurements are to be checked on-site for validation and authenticity with layouts indicative only

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Ref	Date	Revision

Client  
 ROYAL MAIL GROUP LIMITED

Job Title  
 St Ives Do  
 13-15 Bridge Street PE27 5AA

Drawing Title  
 Proposed Location & Block Plan

Scale See drawing  
 Size A3  
 Date May 24  
 Drawn AS



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