



11-12 The Pavement, St. Ives, PE27 5AQ

Price On Application

DEVELOPMENT OPPORTUNITY. A exciting opportunity for someone to purchase this consented mixed use development situated right in the heart of the historic market town of St Ives. Full planning permission has been granted for 10 one and two bedroom flats and a large commercial unit on the ground floor.

Please call for more details and to register your interest.

Introduction

The site currently comprises of a large retail unit on the ground floor of over 4100 sq ft with first floor office space above. The property has full planning permission for conversion of the existing building to create a 2000 sq ft commercial unit on the ground floor and 10 one and two bedroom apartments as part of a three storey development.

Retail Unit 104'1" x 46'8" (31.75 x 14.23)



Several windows to front and side elevations, entrance door, stairs leading to first floor, access to rear.

Office space 104'1" x 46'8" (31.75m x 14.23m)



Currently divided into multiple rooms, toilet and kitchen provisions have been stripped out, various windows to side elevation.

Council Planning link

<https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=R34XW2IKIJ00>

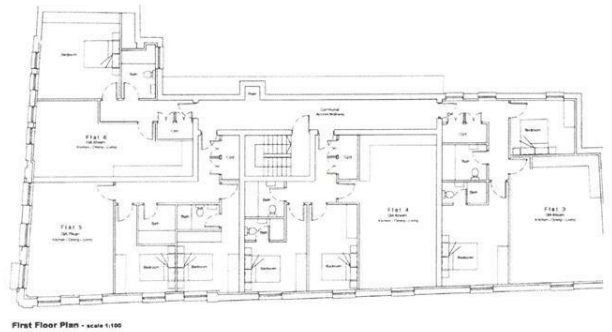
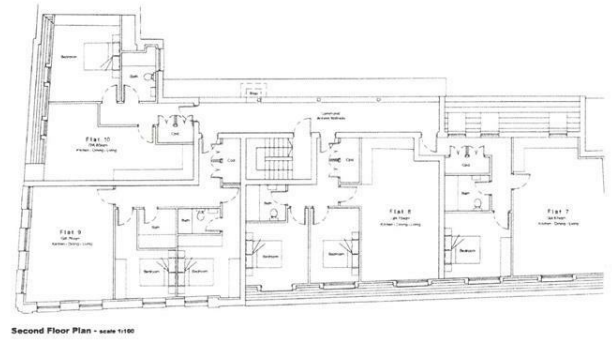
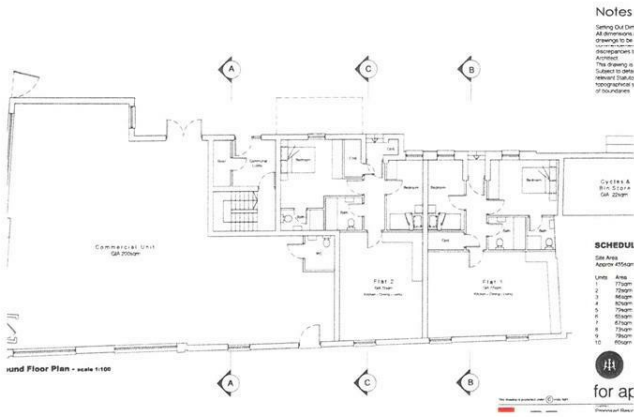
Rates

Rateable value subject to ongoing appeal.

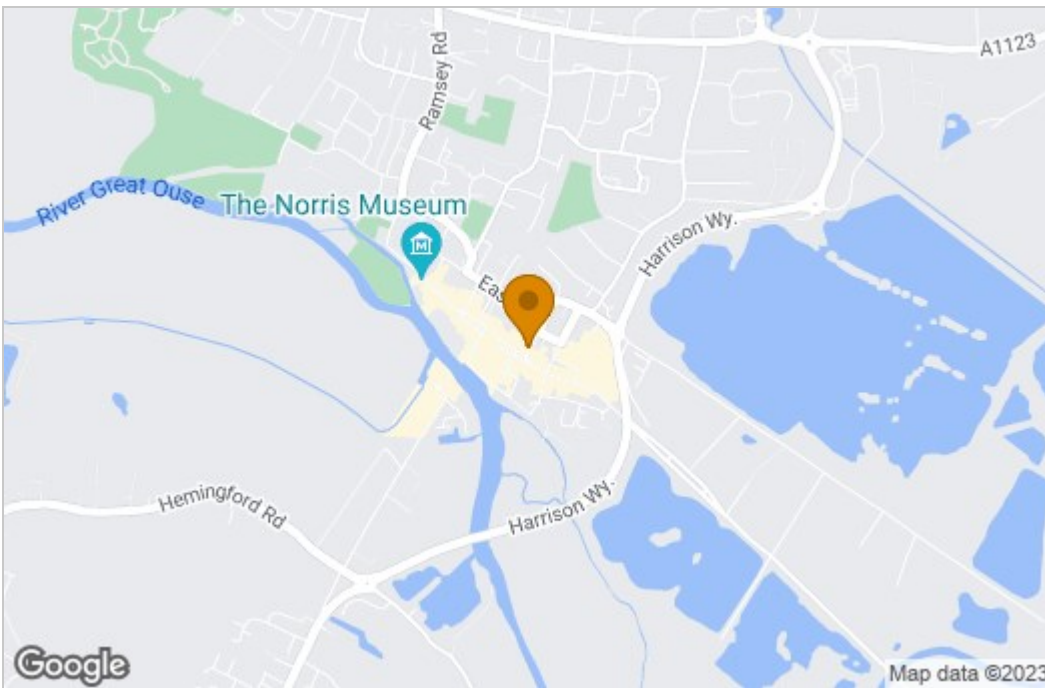
Agents Note

Contact us for existing and proposal plans.
Viewings strictly by appointment only. Sole agents.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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