

Lot 14, 20-22 Crown Street and 1-3 Bridge Street, St Ives, Cambridgeshire PE27 5AB

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

Prime Freehold Retail Parade Investment

- Fully let retail parade with tenants trading as TG Jones, Caffé Nero and Card Zone
- Prominent corner position in Town Centre
- Affluent Cambridgeshire market town
- TG Jones/WH Smith in occupation for at least 15 years
- Nearby occupiers include Superdrug, Costa Coffee, Greggs, Mountain Warehouse and Specsavers
- Future Residential Redevelopment Potential (subject to consents)

Lot

14

Auction

12th February 2026

Rent

£137,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 6 miles east of Huntingdon, 14 miles north-west of Cambridge
Roads A1(M), M11, A14, A141
Air London Stansted, Heathrow and Gatwick

Situation

St Ives is an affluent market town in Cambridgeshire, some 14 miles north-west of Cambridge. The property is located within the town centre on the west side of Crown Street in a prominent corner position, adjacent to The Pavement. Nearby occupiers include Superdrug, Costa Coffee, Greggs, Mountain Warehouse and Specsavers

Tenure

Freehold.

EPC

Unit 1 Caffe Nero = Band D. Unit 2 = Band C. Units 3 and 4 WH Smith = Band D

Description

The property comprises four ground floor retail units with first and second floor ancillary accommodation. Units 3 and 4 benefit from being currently interconnected internally.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversions)
Unit 1	Ground First Second	Retail Ancillary Ancillary	146.57 sq m 136.44 sq m Not Measured	(1,577 sq ft) (1,468 sq ft)	Nero Holdings Limited (crn03288178) t/a Caffe Nero(1)	10 years from 26th September 2025 (2)	£50,000 (2)	25/09/2030 (25/09/2035)
Unit 2	Ground First Second	Retail Ancillary Ancillary	131.62 sq m 129.87 sq m Not Measured	(1,417 sq ft) (1,398 sq ft)	Card Zone Limited (cm 04639036)(3)	5 years from 27th May 2021	£37,500	(26/05/2026)
Unit 3	Ground First Second	Retail Ancillary Ancillary	112.45 sq m 129.87 sq m Not Measured	(1,210 sq ft) (1,135 sq ft)	TG Jones Retail Holdings Limited (cm 00471941) t/a TG Jones (4)	5 years from 2026 (5)	£27,500 (6)	(2031)
Unit 4	Ground First Second	Retail Ancillary Ancillary	88.76 sq m 68.17 sq m Not Measured	(955 sq ft) (734 sq ft)	TG Jones Retail Holdings Limited (cm 00471941) t/a TG Jones (4)	5 years from 2026 (5)	£22,500 (6)	(2031)
Total Approximate Floor Area			919.20 sq m	(9,894 sq ft)			£137,500	

(1) For the year ending 31st May 2024 Nero Holdings Limited (crn03288178) reported Revenue of £333,295,000., Pre Tax Profits of £21,894,000. and Net Assets of £370,434,000 (Source: Report and Financial Statements as published at Companies House 22/01/2026).

(2) As to unit 1, the lease to Nero Holdings Limited provides for a tenant option to determine the lease on 25th September 2031 subject to the tenant serving 6 months written notice and the lease provides for the rent commencement date to be 26th December 2026. The Seller will pay the Buyer a sum equivalent to £50,000 per annum exclusive from completion of the sale until 25th December 2026. Therefore Unit 1 will produce £50,000 per annum exclusive from Completion of the sale.

(3) For the year ending 29th June 2024 Cardzone Limited (crn04639036) reported Turnover of £56,645,848., Pre Tax Profits of £5,538,225. and Total Equity of £5,707,623.. (Source: Annual Report and Financial Statements as published at Companies House 22/01/2026).

(4) For the year ending 31st August 2024 TG Jones Retail Holdings Limited (crn 00471941) reported Revenue of £221,457,000., Profit before interest and taxation of £178,781,000. and Net Assets of £2,252,907,000.. (Source: Annual report and financial statements as published at Companies House 22/01/2026)

(5) As to units 3 and 4 and the two leases to TG Jones Retail Holdings Limited (crn 00471941) has been agreed but not yet documented. It is anticipated that the lease will be completed prior to the Auction. The leases will provide for a Tenant option to determine on the third anniversary of the term.

(6) The Special Conditions of Sale provides for the Seller to pay to the Buyer on Completion of the sale, a sum equivalent to the overpayment of rent made to the Seller by TG Jones Retail Holdings Limited. This payment will be made way of an allowance on the Completion statement.

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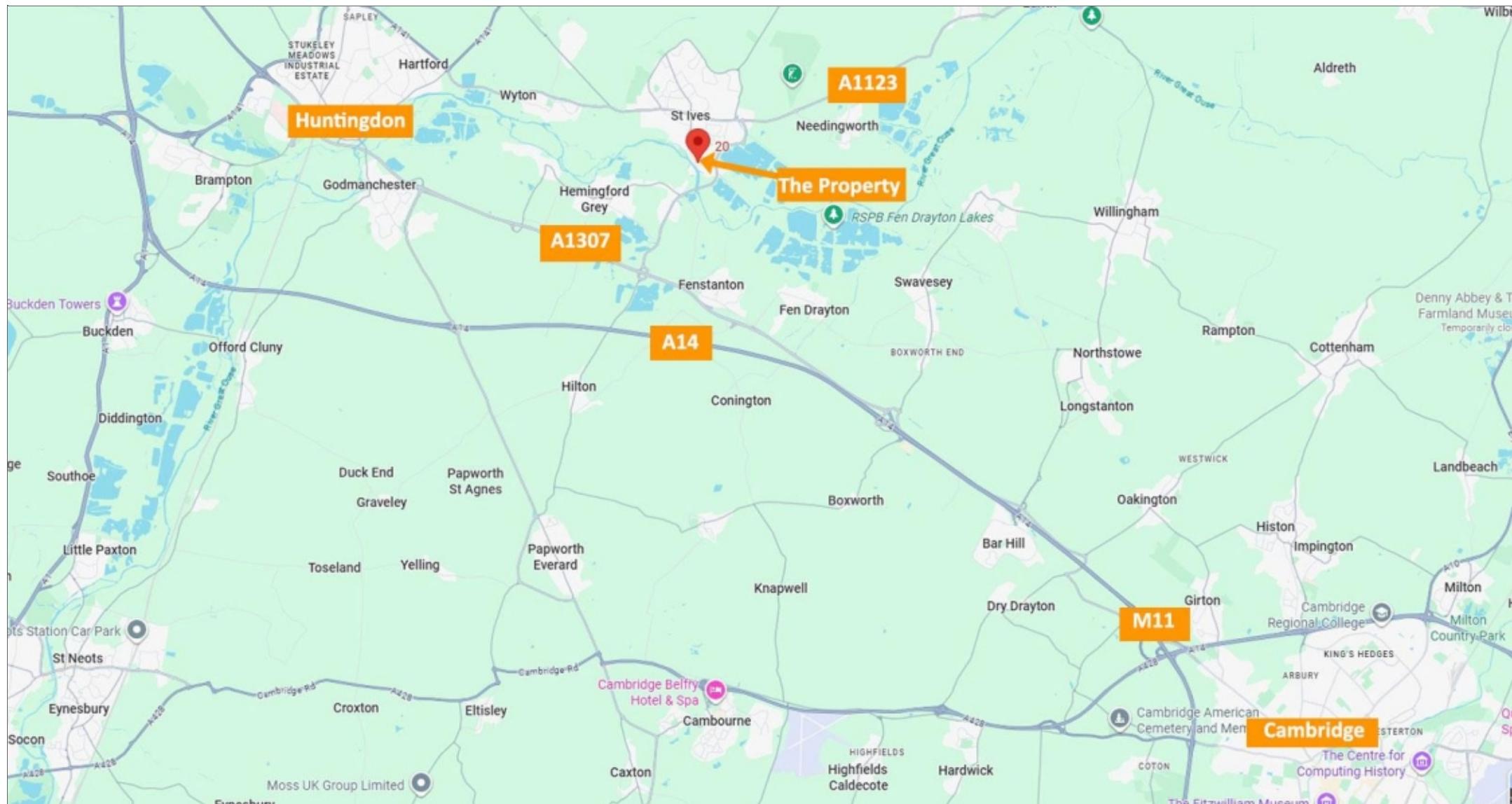
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Contacts

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2024