

# HIGH PROFILE WORKSHOP/TRADE COUNTER UNIT

TO LET



15 Clifton Road, Huntingdon, Cambridgeshire  
PE29 7EJ  
811.1235537



# 15 CLIFTON ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 7EJ



## Agreement

To Let



## Detail

Workshop/trade counter  
unit



## Rent

£18,000 pa



## Size

230.09 sq m  
(2,476 sq ft)



## Location

Huntingdon, PE29 7EJ



## Property ID

811.1235537

**For Viewing & All Other Enquiries Please Contact:**



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## Property

A mid terrace workshop/trade counter unit prominently located in Huntingdon's principle trading estate. The property comprises a workshop accessed by way of a roller shutter loading door and a pedestrian access at the rear of the building. To the front of the building there are doors leading from Clifton Road into a front office/showroom. A door leads from the rear of the office/trade corridor into the rear workshop. There are separate male and female WC facilities accessed from the workshop.

To the front of the building there is forecourt car parking for approximately 5 vehicles, whilst to the rear there is parking for an additional 4-5 vehicles alongside the loading door.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Workshop	192.24	2,069
Office/showroom	28.31	304
<b>Total NIA</b>	<b>230.09</b>	<b>2,476</b>

## Energy Performance Certificate

Rating: 70 (C)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that mains electricity, gas, water and drainage are available to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Workshop and Premises  
**Rateable value:** Workshop only - £8,700 -TBC

NB - A new rates assessment will be required on vacation by the current tenant to reflect a combined workshop and trade counter areas.

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Lease Terms

The property is available by way of a new lease on terms to be agreed direct with the landlord.

## Rent

£18,000 per annum.

## VAT

We understand that VAT will be paid on the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Huntingdon is an expanding market town with a population of approximately 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11/A1 and M1/M6. The A14 has recently been upgraded reducing journey times to Cambridge in the east. The junction of the A1/A14 is located 3 miles to the west of the town centre and there is a mainline railway station with regular services to London (St Pancras/Kings Cross).

15 Clifton Road is prominently situated within the St Peter's Road Industrial Estate, the principle estate serving Huntingdon. The location benefits from good access to Huntingdon's northern bypass which in turn gives direct access to both the A1 and A14 trunk roads. The location is also convenient for the town centre and edge of town retail parks both of which are within walking distance as are a number of substantial residential estates.





