

020 7491 0999

Douglas Stevens

Chartered Surveyors



HUNTINGDON

110 High Street
PE29 3LD

Shop to let

Reduced Rental or Freehold Sale

Location

Huntingdon is a busy market town in Cambridgeshire. The town is located 77 miles north of London and 20 miles north west of Cambridge. Approximately 56,000 people live within a 10 mile drive time.

The subject property is located on the High Street in a prime position close to Iceland, WH Smith and Burtons Menswear. The extension to Chequers Court has provided a new TK Maxx, Next and Marks & Spencer Food Hall which has strengthened the retail offer in the town. Additionally a new multi-storey car park has been constructed.

Accommodation

The unit is available with the following approximate areas:-

Net Frontage	15.80 m	51' 10"
Depth	76.05 m	249' 6"
Ground Floor	1,359.06 sq m	14,629 sq ft
First Floor Ancillary	869.57 sq m	9,360 sq ft
Second Floor Ancillary	114.73 sq m	1,235 sq ft

Lease

A new effectively full repairing and insuring lease is available for a term of ten years, subject to five yearly upward only rent reviews.

Rent and Purchase Price

£80,000 per annum exclusive, plus VAT. Offers for freehold in excess of £600,000, plus VAT.

Rates

We are advised that the rates are as follows: -

Rateable Value:	£110,000
Rates Payable (2018/2019):	£0.493

Interested parties are advised to make their own enquiries with the Local Authority to confirm this.

Energy Performance Certificate

A copy of the EPC can be made available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Viewing and Further Information

Strictly by prior appointment through the sole agents:-

Nick Cook

Douglas Stevens & Company

Telephone: 0207 514 8215

E-mail: nick.cook@douglasstevens.co.uk

For details of further properties please visit:

www.douglasstevens.co.uk



Huntingdon

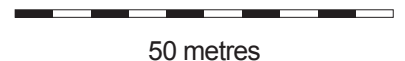
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Experian Goad Plan Created: 12/03/2019
Created By: Douglas Stevens



50 metres