

HUNTINGTON

## Unit 8, Chequers Court

AVAILABLE

Unit 8, Chequers Court, Huntingdon, PE29 3LJ



### CONTACTS FOR THIS PROPERTY

Charlie Spilsbury

07894 984580

020 3130 4650

charliespilsbury@fmx.co.uk

## PROPERTY DETAILS

Rent	Available on application
Rates Payable (estimated)	£9,982 pa
Service Charge	£1,292
Rateable Value 2023/24	£20,000
Insurance	Contact us for details
EPC	Available on request
Tenure	New Lease
Use Class	Contact us for details

## LOCATION

Huntingdon is a strong affluent market town located approximately 15 miles north west of Cambridge and 19 miles south of Peterborough. National transport links are excellent via the A14 which links with the A1 and via the M11 connecting with the M25 and central London. The town has a resident population of approximately 18,000 and serves a catchment of 56,000 within a 10-minute drive time.

The premises occupy a prime location on the busiest footfall point in the popular Chequers Court location. Nearby occupiers include Clarks, Vision Express, The Grape Tree and Greggs.

The Chequers Centre Extension is anchored by Next, M&S Foodhall and TK Maxx. Other retailers in the vicinity include Sainsburys, Superdrug, and Wilko's.

## DESCRIPTION

The property is currently occupied by Claire's and fitted for retail purposes.

## ACCOMMODATION

Ground Floor	56.58 sq m	609 sq ft
First Floor	65.03 sq m	700 sq ft

## LEASE DETAILS

The property is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants 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 FMX has any authority to make or give any representation or warranty whatsoever in relation to this property.