

First Floor 22 Great Whyte  
Ramsey  
Huntingdon  
Cambridgeshire  
PE26 1HA

**TO LET**

**£26,000 Per annum**

Located on Great Whyte (B1040)  
less than 5 miles to the A141 and  
approx. 10 miles to the A1(M) with  
good links into London.



**Ramsey**



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

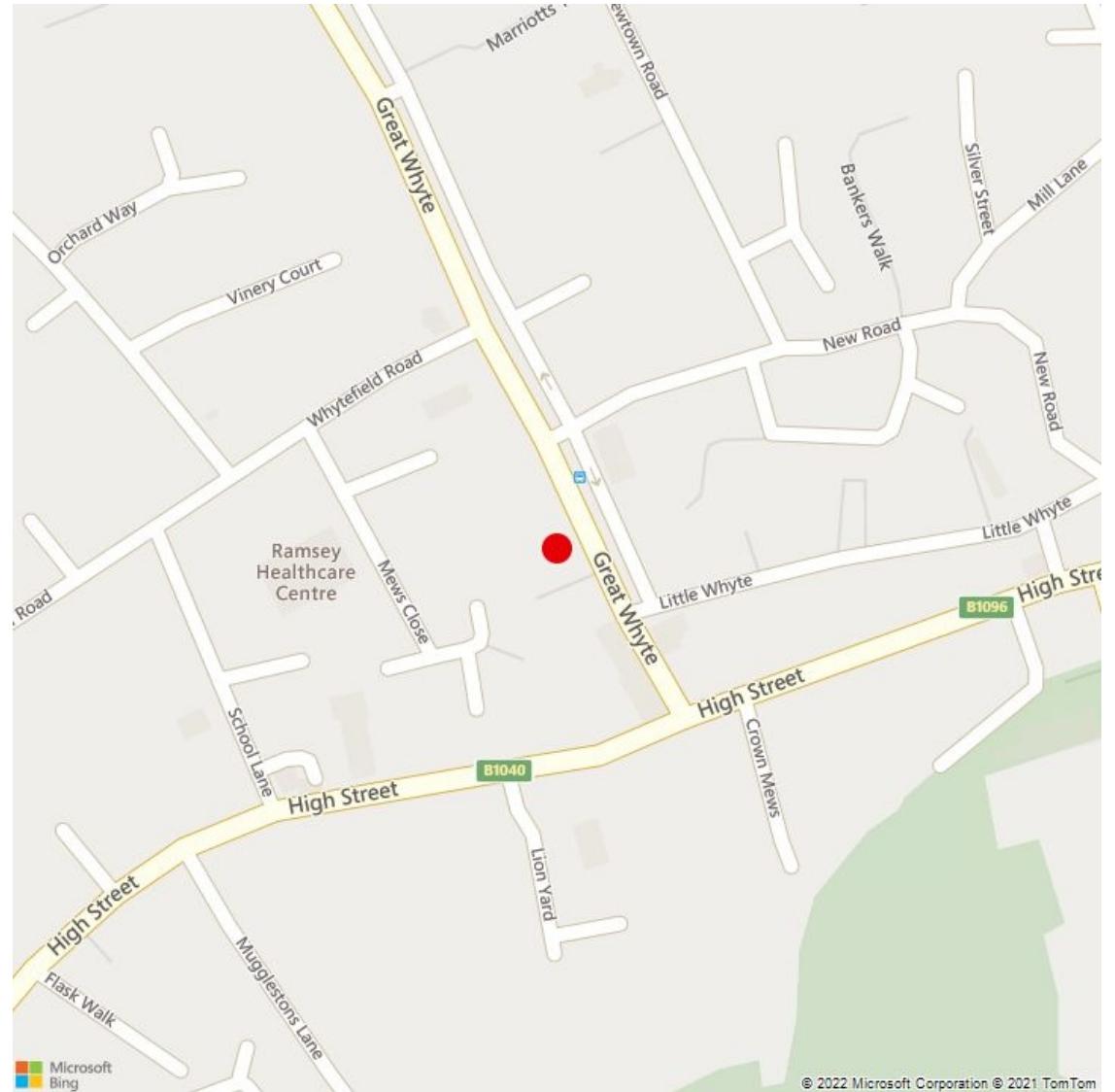
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

First Floor commercial unit, set over B&M Express. Ground Floor entrance with stairs up to mainly open plan space. This unit was formally ancillary space to the ground floor supermarket. Set over B&M and Lloyds Pharmacy, nearby occupiers include McColl's and William H Brown. Providing the following area:

First floors: 4,035 sq. ft. approx.



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## Rent

£26,000



## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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## Rates

## EPC

Energy Rating D - Valid until 23.2.29

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via owners agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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