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## **FOR SALE / TO LET**

4/4a and 4b Market Hill, Huntingdon, Cambs, PE29 3NJ

**PRICE IEO: 4/4a - £300,000; 4b - £120,000**

**RENT: 4/4a - £24,000; 4b - £12,500 Per Annum**

- 4/4a is a Three Storey Office Building
- 4b is a Ground Floor Lockup Retail Unit
- Areas – 4/4a: 153 sq m (1,642 sq ft); 4b: 39 sq m (423 sq ft) Approx
- Good Transport Links
- Short Leases due to expire 2024
- Current Rental Income – 4/4a: £22,000 Per Annum; 4b: £9,000 Per Annum

## Location

Huntingdon is an expanding town with a population of circa 25,000 (including the adjoining town of Godmanchester) which benefits from a strategic location at the crossroads of the A14 and the A1. The town has a strong retail base and its pedestrianised High Street benefits from the presence of a selection of national multiples including M & S Foodhall, Sainsburys, TK Maxx, Next, Wilko, W H Smith, Argos, Pizza Express, and Iceland together with a good range of local retailers.

The A14 (A1-M1 link) provides an important route from the West Midlands and North West to the East Coast Ports. The town also benefits from regular rail services to Kings Cross in under the hour, and from its proximity to Stansted Airport, which is approximately 46 miles to the South via the M11 Motorway.

## The Properties

4 and 4a Market Hill comprises of an office building set out over ground, first and second floors. The property is of brick construction and generally in good condition, retaining many of its original features.

4b Market Hill is a ground floor, brick built lock up retail unit in the town centre.

The buildings are not Listed but are in a Conservation Area.

## Accommodation

### 4 and 4a

Ground Floor	63 sq m	(678 sq ft)
First Floor	69 sq m	(740 sq ft)
Second Floor	21 sq m	(224 sq ft)

### 4b

Ground Floor only	39 sq m	(423 sq ft)
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## Planning

The properties are understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020 which covers offices, retail, restaurants/café and professional services.

## Services

All mains services are available and connected to the properties. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

## Terms

The properties are available either freehold subject to the existing leases or with vacant possession by negotiation. Alternatively, new leases are available for both properties.

## Price

4/4a - offers in excess of £300,000.

4b - offers in excess of £120,000.

## Rent

4/4a - £24,000 per annum exclusive.

4b - £12,500 per annum exclusive.

## VAT

It is understood that VAT is not payable.

## Rates

2023 Rateable Value: 4 - £10,750; 4b - £7500

2023/2024 Rate Poundage 49.9 p/£

(Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party to be responsible for their own legal costs.

## Viewing

Strictly by appointment through the sole agents:

### Brown & Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

Phil Cottingham

Tel: 01480 479089

Email: phil.cottingham@brown-co.com

Anne McGlinchey

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## EPC

4 Market Hill - C Rating.

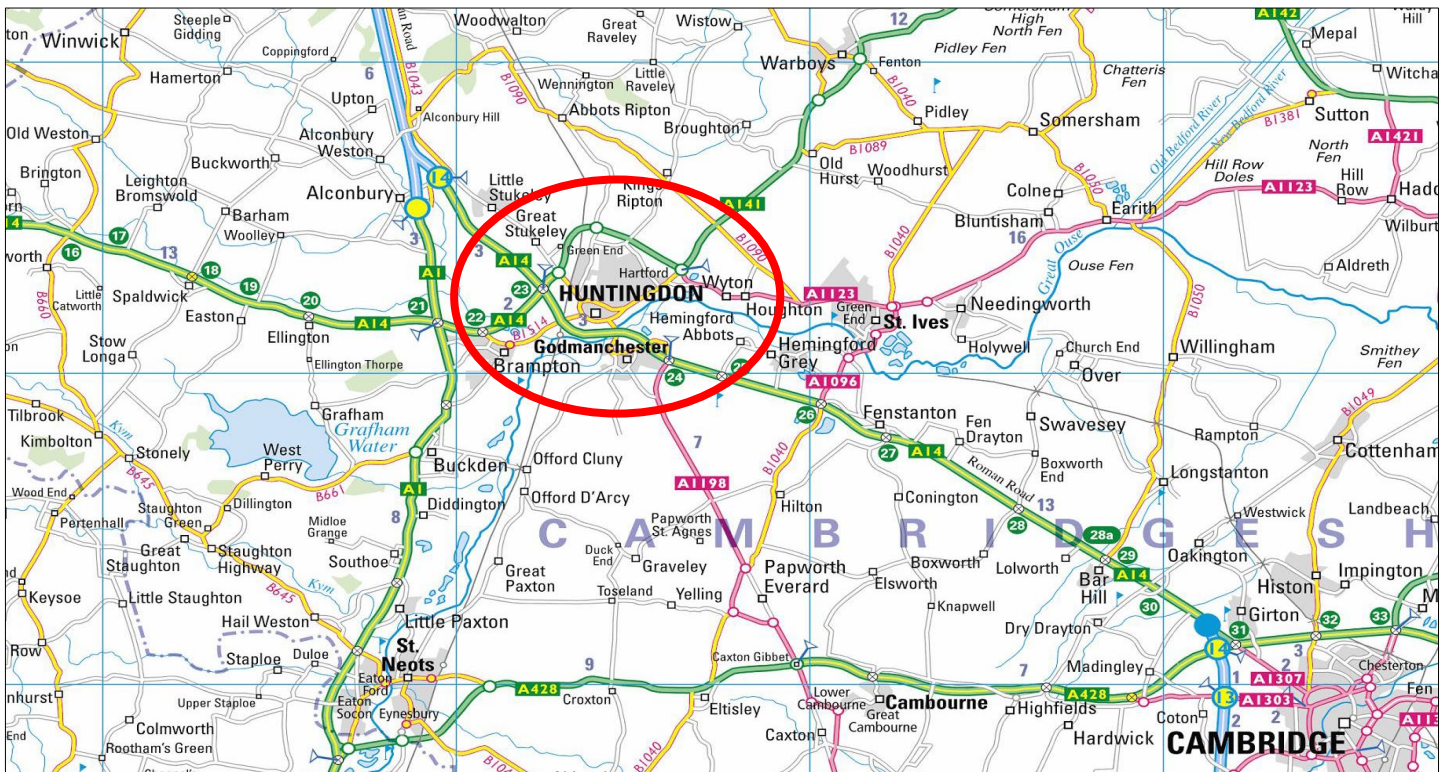
4b Market Hill - E Rating.











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