

First Floor Great Whyte, Ramsey, Huntingdon, Cambridgeshire, PE26 1HA



- First floor commercial space
- 4,039.72sq ft
- Plenty of amenities
- Suitable for a range of uses (subject to planning)
- Prominent location in the centre
- Large public parking at the rear
- Sufficient storage space

Location

Ramsey is a market town and civil parish with a population of approximately 8,220 residents, the Ramsey settlements include Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey Hollow, and Ramsey St. Mary's. The property occupies a prominent location on Great Whyte in the centre of Ramsey, approximately 13 miles south of Peterborough, 11 miles north of Huntingdon and 30 miles north of Cambridge. With the nearest major trainline in Huntingdon circa 11.9 miles, Huntingdon railway station offers a great transport link direct via Great Northern Rail to London St Pancras International (circa 1h 3min).

Description

The first floor of the property can be used for a range of uses (subject to planning) which can be accessed through the rear entrance enclosed with electric shutters with stairs leading up to the floor space. The first floor encompasses a large main room with sufficient storage space, a workshop, kitchen area, and a block W/C as well as a fire exit in the far-right corner at the front of the property; with this, public parking at the rear of the property can be used for future occupiers. Nearby occupiers include Sharman Quinney Estate Agents, William H Brown Estate Agents, McColl's Convenience store, The Jolly Sailor Ramsey Pub, amongst others.

Accommodation

Main Room – 12.76m x 19.76m = 252.13sqm (2,714sq ft)

Main Storage Room – 6.4m x 8.68m = 55.55sqm (597.96sq ft)

Inner hallway – 6.83m x 4.62m = 31.55sqm (339.65sq ft)

Workshop – 6.4m x 2.69m = 17.21sqm (185.31sq ft)

Rear Storage – 4.22m x 4.47m = 18.86sqm (203.04sq ft)

Kitchen Area – 2.08m x 4.47m = 9.29sqm (100.07sq ft)

Disabled W/C – 2.31m x 3.33m = 7.69sqm (82.79sq ft)

Block Toilet – 3.83m x 6.22m = 28.82sqm (256.42sq ft)

Total NIA – 375.5sqm (4,039.72sq ft)

The property has been measured in accordance with the RICS Code of Measuring Practice using the Net Internal Area.

Services

We understand that mains electricity, gas, water, and drainage are connected to the site, however we advise that interested parties make their own enquiries.

Business Rates

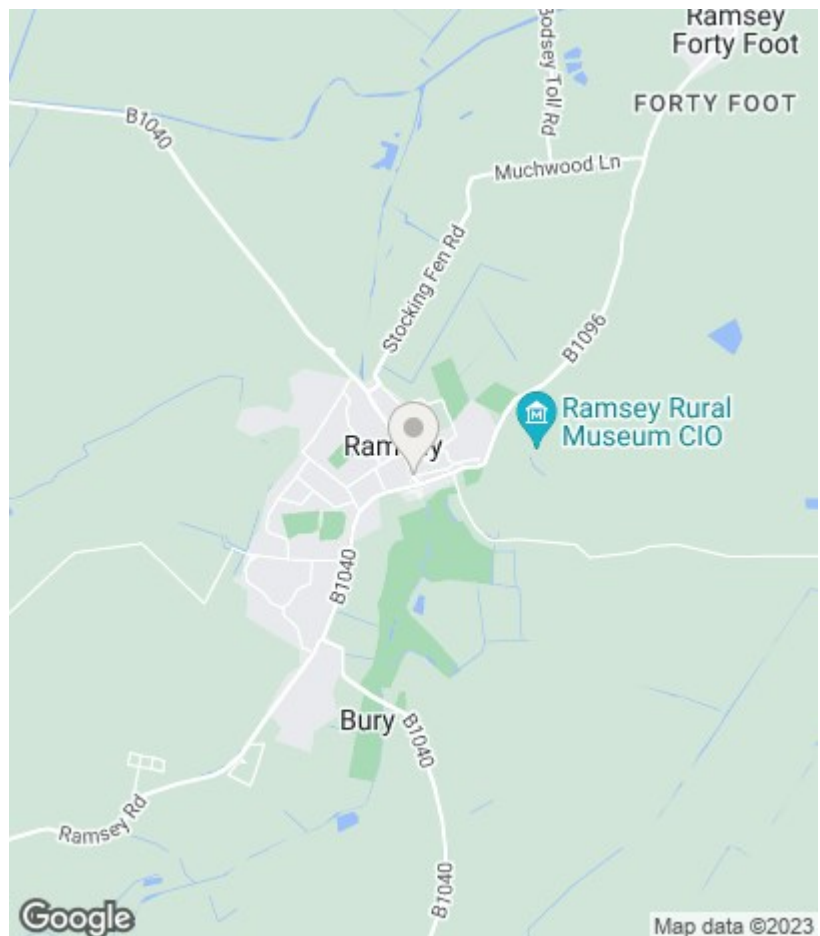
From enquiries made on the Valuation Office Agency website the rateable value for the property is £24,450.00

EPC

EPC rating D – Expires 23rd February 2029

Viewing

Strictly by appointment with the agents
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