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INVESTMENT - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**17A-19 HIGH STREET, HISTON,
CAMBRIDGE, CB24 9JD**

Price: £450,000

Size: 1,202 sq ft (111.63 sq m)

- Commercial investment
- Well located in the centre of Histon
- 3 miles from Cambridge and 0.5 miles from Guided Busway
- Producing £27,600 per annum exclusive

LOCATION

The village of Histon is located approximately two miles to the north of Cambridge city centre along the B1049 which links up with the A14 to the south. Histon has a population of approximately 4,500 and has a good variety of local shops, restaurants (including The Boot which is one of Raymond Blanc's brasseries), banks, Tesco Express and Co-operative convenience stores, public houses and other amenities. The subject property is located on the High Street.

DESCRIPTION

The property comprises a self-contained ground floor retail unit occupied by a longstanding local estate agent. To the first floor is a further self-contained office.

At the rear of the property is a private car park with 5 parking spaces.

ACCOMMODATION

The property has the following approximate Net Internal Area:

Ground Floor: 52.77 sq m (568 sq ft)

First Floor: 58.86 sq m (634 sq ft)

TENANCIES & AVAILABILITY

Ground floor - Let to Tylers Property Partnership Ltd for a term of 12 years from 8th January 2014 at a rent of £17,600 per annum.

First floor - Let to TaxSwag Ltd for a term of 10 years from 29th March 2019 at a rent of £10,000 per annum with a rent review and tenant break option at 28/03/2024.

Further details available on request.

RATES

The rateable values are as follows:

Ground Floor - £11,750

First Floor - £7,600

PRICE/RENT

Offers in the region of £450,000 are sought for the freehold interest subject to the existing leases.

VAT

We understand that VAT will be payable on the purchase price.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC rating of D (92). A copy of the EPC is available on request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Mark Critchley / Joe Berry

mark.critchley@eddisons.com / joseph.berry@eddisons.com

07917 858476 / 07977 231356

Ref:146724 210622

For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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