

01480 451578

eddisons.com

FOR SALE – Period Offices

**Eddisons**

Incorporating Barker Storey Matthews



**7-8 MARKET HILL, HUNTINGDON, CAMBRIDGESHIRE PE29 3NR**

**Price: £380,000**

**Size: 3,306 sq ft (307.18 sq m)**

- Potential for alternative use (STP)
- Prominent town centre location
- Period offices
- Convenient for town centre amenities

## LOCATION

Huntingdon is an expanding town with a population of approximately 24,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual carriageway road linking the east coast ports to the A1 and M1/M6 junction. The A14 has recently been substantially upgraded reducing journey times to Cambridge, the M11 and the East. The A1 lies 3 miles to the west of the town centre, and there is a mainline railway station with frequent services to London (Kings Cross).

Market Hill is centrally located within Huntingdon Town Centre, overlooking the pedestrianised Market Square. As such, it is well located for access to local facilities and services and only a short walk from the bus and train stations.



## DESCRIPTION

A mid-terrace building of rendered brick wall construction under a tiled roof, with accommodation over four floors.

The frontage onto Market Hill is double fronted, with each side of the building benefiting from its own pedestrian access and a shop front display window.

The building has most recently been used as offices and is currently configured with a large reception area with each floor being divided into several rooms. The agents consider there is potential for a range of alternative uses including residential (subject to planning). There are two kitchens at either end of the building as well as several male and female WC facilities. The property also benefits from period features including a main stairway.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Offices 1-8	97.30	1,048
Separate Male & Female WCs & Stairwells		
First Floor Offices 9-16 (incl. kitchen)	108.41	1,167
Separate Male & Female WCs & Store & Stairwells		
Second Floor Offices 17-21	68.30	735
Third Floor Offices	33.17	356
<b>Total Office Area</b>	<b>307.18</b>	<b>3,306</b>

All measurements are approximate prepared on a net internal area basis.

## PLANNING

We understand the existing planning consent is for B1 (office) use, and this will therefore be encompassed in the updated planning rules within Class E. This enables the property to be used for a wider range of alternative businesses including Retail, Financial Services, Café/Restaurant, Clinics and some recreational uses. Interested parties should however make their own enquiries of the local planning office.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### 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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## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
Incorporating Barker Storey Matthews  
150 High Street  
Huntingdon  
Cambs  
PE29 3YH  
Contact: Stephen Power  
[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)  
(01480) 451578

## PRICE

£380,000 for the freehold interest.

811.179560.V4  
220831 rv

## VAT

We understand that VAT will not be charged on the price.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £25,750.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

## TENURE

Freehold.

## LEGAL COSTS

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

## EPC

Previous EPC (expired March 2019). Rating E (108).

## LISTED STATUS

Grade II listed building, reference – 1128587.

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