01480 451578 eddisons.comFOR SALE – Period Offices





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

Price: £380,000

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

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

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
Total Office Area	307.18	3,306

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 T: 01480 451578



Incorporating Barker Storey Matthews



VIEWING

Strictly by appointment with the sole agents:-

Eddisons
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150 High Street
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Contact: Stephen Power
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811.179560.V4 220831 rv

PRICE

£380,000 for the freehold interest.

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.

FPC

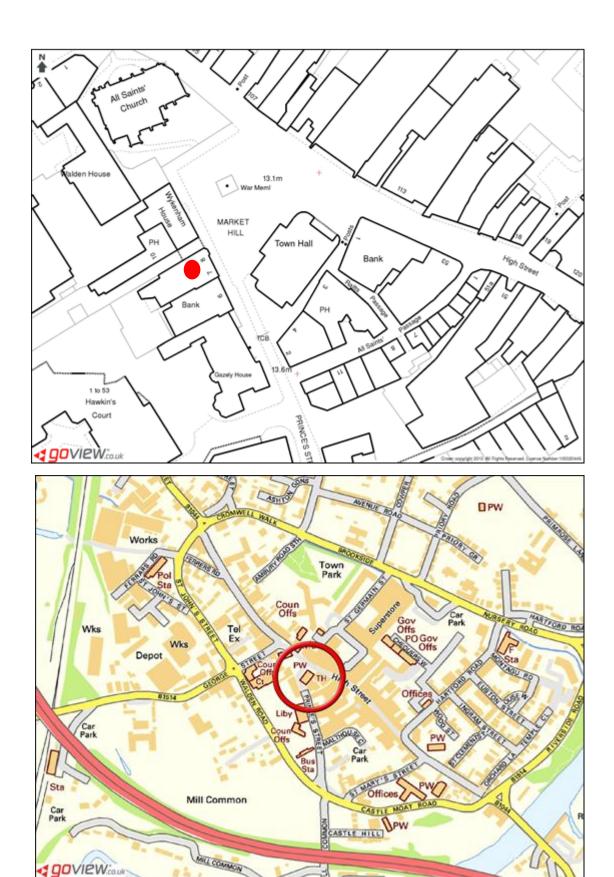
Previous EPC (expired March 2019). Rating E (108).

LISTED STATUS

Grade II listed building, reference - 1128587.

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