

01480 451578  
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Office - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**SUITE A,**

**90/91 HIGH STREET, HUNTINGDON, CAMBS, PE29 3DP**

**Rent: £6,500 per annum**

**Size: 387 sq ft (35.97 sq m)**

- Town centre location
- High Street frontage
- First Floor
- Allocated parking

## LOCATION

The expanding riverside town of Huntingdon has a current population of about 24,000 but draws on a much larger catchment. The part pedestrianised town centre provides comprehensive shopping facilities and many major multiple retailers have outlets here including Sainsbury's, Boots, W H Smith, Pandora and Burtons. Markets are held on Wednesday and Saturday. The town centre is within easy walking distance of the bus and railway station.



## DESCRIPTION

The premises are located on the first floor of a Grade II Listed town centre building and provide a collection of three individual offices contained within a suite. The offices benefit from strip lighting, plaster painted finishes, carpet floor tiling and electric heating. Several of the offices have feature cast iron fireplaces and surrounds. The offices have access to communal WC's accessed off the shared landing.

The property has access to a barrier controlled car park to the rear where allocated parking may be available.

The office is available on lease terms directly to the landlord

## SERVICES

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

## AVAILABILITY

Suite A			£6,500 pax
-	Office 1	14.36m <sup>2</sup>	(155 sq ft)
-	Office 2	10.21m <sup>2</sup>	(110 sq ft)
-	Office 3	11.40m <sup>2</sup>	(123 sq ft)
<b>Total</b>		<b>35.97m<sup>2</sup></b>	<b>(387 sq ft)</b>

Suite A benefits from two car parking spaces in the gated car park to the rear.

Additional rooms available by negotiation.

## BUSINESS RATES

According to the valuation office website the rateable value for the First Floor Suite A is £4,300 .

It is anticipated that interested parties will be able to benefit from small business rate relief. Further advice can be sought from the local authority. If rate relief is available then interested parties may be eligible for 100% relief.

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the communal areas.

## EPC

An EPC is not required as the building is Grade II listed.

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  
Cambridgeshire  
PE29 3YH  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

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