

01480 451578

eddisons.com

RETAIL - TO LET

Eddisons



**90 HIGH STREET,  
HUNTINGDON, CAMBRIDGESHIRE PE29 3DP**

**Rent: £19,500 per annum**

**Size: 1,022 sq ft (94.94 sq m)**

- Allocated parking for 2
- Good size display window
- Suitable for variety of uses (STP)
- Additional offices above also available if required

## LOCATION

The attractive old riverside town of St Ives has a current population of about 19,000 but draws on a much larger catchment. The town centre is closed to through traffic and provides comprehensive shopping facilities. Many major multiple retailers have outlets here including Boots, Waitrose, Superdrug. It has a medium-sized department store, Townrows featuring many high street brands. A feature of the town is the range of small specialist shops, including many beauty and gift shops. It is also a popular dining destination. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.

## DESCRIPTION

The property provides a well proportioned High Street opportunity which would suit a variety of uses (STP). The property is currently used in an office capacity and as such is fitted with carpeted flooring, strip lighting, and some partitioning to the rear. There is also a kitchenette and WC to the rear. The property benefits from two allocated parking spaces in the rear barrier controlled car park.

## 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

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

## RENT

The rent will be £19,500 pa.

## VAT

We understand that VAT will be charged on the rent.

## LEASE TERMS

The property is available on a new lease directly to the landlord upon terms to be agreed. A minimum term of 3 years would be required.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £12,500 .

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

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

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

## EPC

Awaiting an EPC.

## VIEWING

Strictly by appointment with the sole agents:-  
Eddisons Incorporating Barker Storey Matthews  
150 High Street  
Huntingdon  
Cams, PE29 3YH.  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

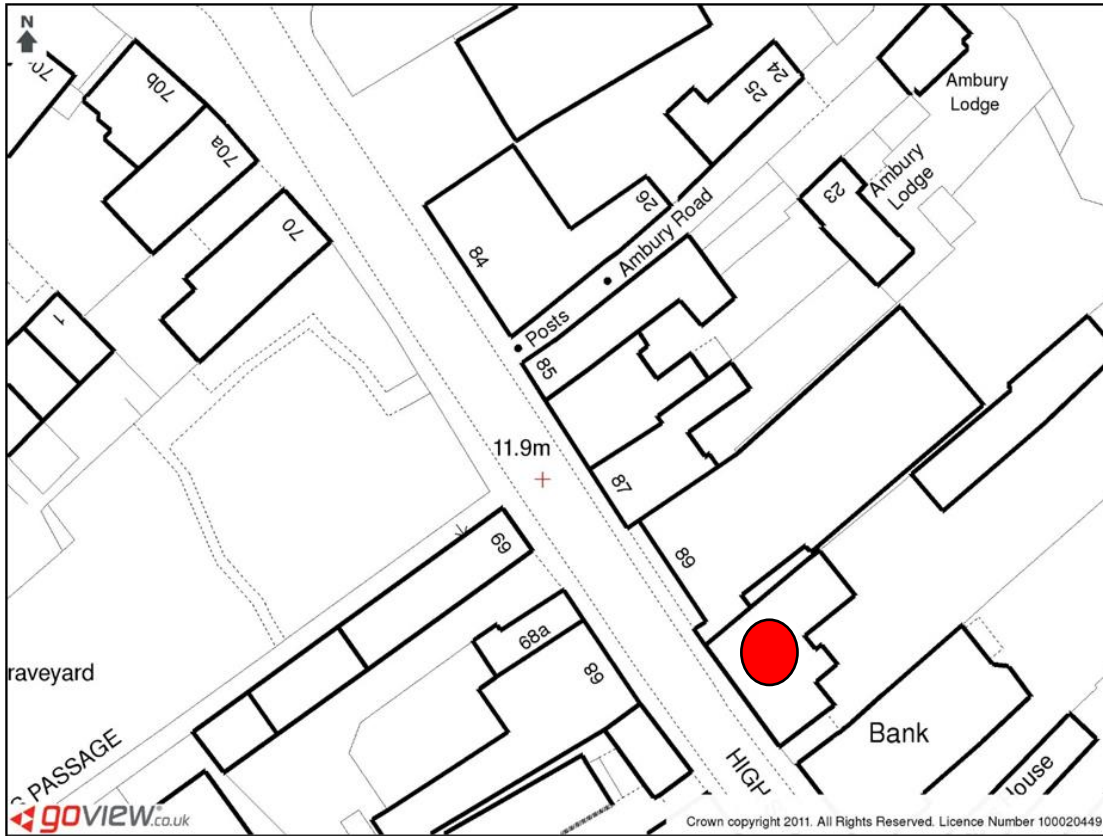
Ref: 811.145288 (Shop)  
231116

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

**Eddisons**

### 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.



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

**Eddisons**

**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.