

01480 451578

eddisons.com

RETAIL - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



138 & 138B HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE PE29 3NF

Offers in region of **£300,000**

Size: **1,244 sq ft (115.59 sq m)**

- Good display window
- Potential for conversion (STP)
- Ideal for an owner occupier
- Established trading location

LOCATION

The expanding town of Huntingdon has a population of about 25,000 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 route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. The A14 has undergone a major upgrade which will significantly reduce journey times. There is a main line railway station in Huntingdon with a frequent service to Kings Cross.



DESCRIPTION

The subject property provides an excellent opportunity to acquire a prominent part of Huntingdon High Street. The property offers good frontage to High Street with ground floor sales area and first floor office/storage. There is potential to convert the rear and/or the upper parts of the property to residential use, subject to satisfactory planning consent being in place.

138 High Street is currently trading as a barber shop but will be provided with vacant possession upon completion of sale. The property provides plaster painted walls, strip lighting, tiled flooring, and WC facilities to ground floor level. The first floor is accessed via an internal staircase through the shop. The upper parts provide a small kitchen, further WC, and two rooms in need of refurbishment.

138b High Street is currently trading as a tattooist and provides an open plan retail premises with kitchen to the rear and separate WC. The property does have access to a small cellar but this isn't currently in use.

SERVICES

Mains electricity, water and drainage 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 fall 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

The property is currently split into two separate shops. The accommodation is as follows;

138 High Street
Ground Floor - 60.40 sq m (650 sq ft)
First Floor - 32.95 sq m (355 sq ft)
ITZA - 35.37 sq m (381 sq ft)

138b High Street
Ground Floor - 22.24 sq m (239 sq ft)

TOTAL – 115.59 sq m (1,244 sq ft)

All measurements are based on the approximate NIA area.

PLANNING

138 High Street is currently occupied by a barber shop. 138b High Street is currently occupied by a tattooist. Interested parties are to satisfy themselves with respect of any queries regarding planning.

For more information, visit 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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PRICE

£300,000 for the freehold interest.

VAT

We understand VAT will be payable in respect of the purchase price.

LEASE TERMS

138 High Street will be provided with vacant possession.

138b High Street is currently let on an informal basis with no lease in place. The tenant has the right to serve one month's notice at any point and the current passing rent is £12,000 per annum exclusive.

RATES

We understand from internet enquiries made from the VOA website that the property has had a split assessment for the rateable value of;

138 - £12,250
138b - £7,900

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.

TENURE

Freehold.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

We are awaiting an EPC.

LISTED STATUS

From our online enquiries, the property is not currently listed with Heritage England but is deemed to be within the wider conservation area.

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
(01480) 451578

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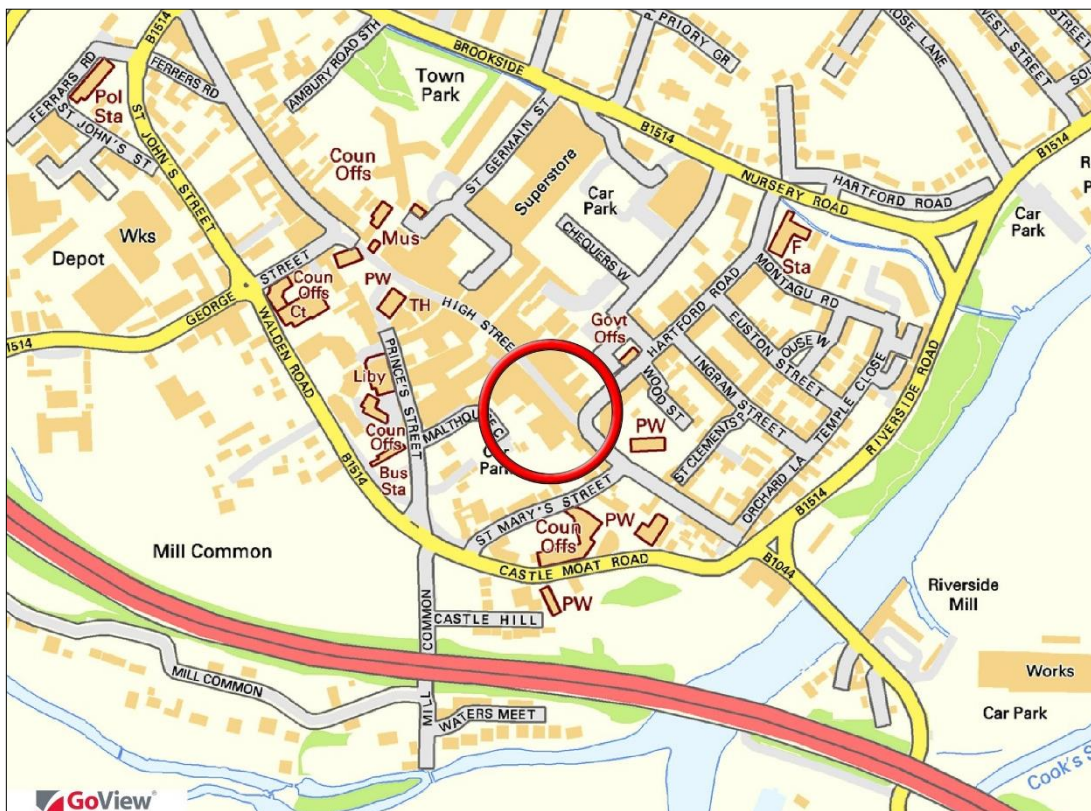
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