

01480 451578

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Eddisons

Modern Warehouse/Trade Counter Unit - FOR SALE



**UNIT 6, THE BRIDGE CENTRE, 34 ST. PETERS ROAD, HUNTINGDON,
CAMBRIDGESHIRE PE29 7DA**

Price: £1,000,000

Size: 10,852 sq ft (1,008.15 sq m)

- Modern industrial/workshop with trade counter consent
- Located in the popular Bridge Centre retail park
- Convenient for the A1 and A14 junction at Brampton Hut
- Convenient for Huntingdon town centre

LOCATION

Huntingdon is an expanding town with a population of approximately 23,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial improvement which has significantly reduced journey times to Cambridge in the east. The A1 lies 3 miles to the west of the town centre and there is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

Unit 6 is located within the Bridge Centre, a popular trading estate location and home to several familiar brands including Just Tyres, Screwfix, Topps Tiles, Motor Parts Direct and Greggs bakery. The Bridge Centre sits within the St Peter's Road Trading Estate, the principle trading estate serving Huntingdon, and is convenient for both the A1 and A14 via the junction of Brampton Hut as well as Huntingdon town centre with its wide range of retail facilities and mainline railway station to London (St Pancras International).



DESCRIPTION

A modern end of terrace industrial unit with trade counter consent. The unit is of steel portal frame construction with profile steel cladding to both walls and roof and benefits from separate male and female WC facilities and has been fitted out with a further staffroom.

The unit comprises a ground floor area of approximately 698.67 sq m (7,520 sq ft) with a mezzanine floor of 309.58 sq m (3,332 sq ft).

The area below the mezzanine has most recently been used as a trade counter and benefits from a fully glazed double door from the front car park. There is a separate roller shutter loading door with a clear height of approximately 4.5m and a width of 3.84m and a further separate pedestrian access into the warehouse area.

To the front of the property there is allocated parking for up to 14 vehicles.

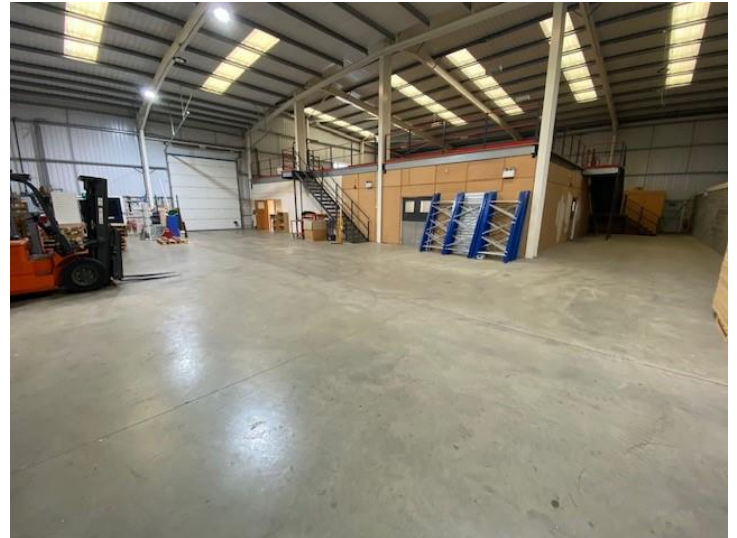
SERVICES

Mains electricity, gas and water are understood 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

Ground floor	698.67 sq m	(7,520 sq ft)
Mezzanine	309.58 sq m	(3,332 sq ft)
Total GIA	1,008.25 sq m	(10,852 sq ft)

All measurements above are approximate.



PRICE

£1,000,000 for the effective freehold interest.

VAT

We understand that VAT will be charged on the sale price.

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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RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £53,000.

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. 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 is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of C (57). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

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

811.179766 240208

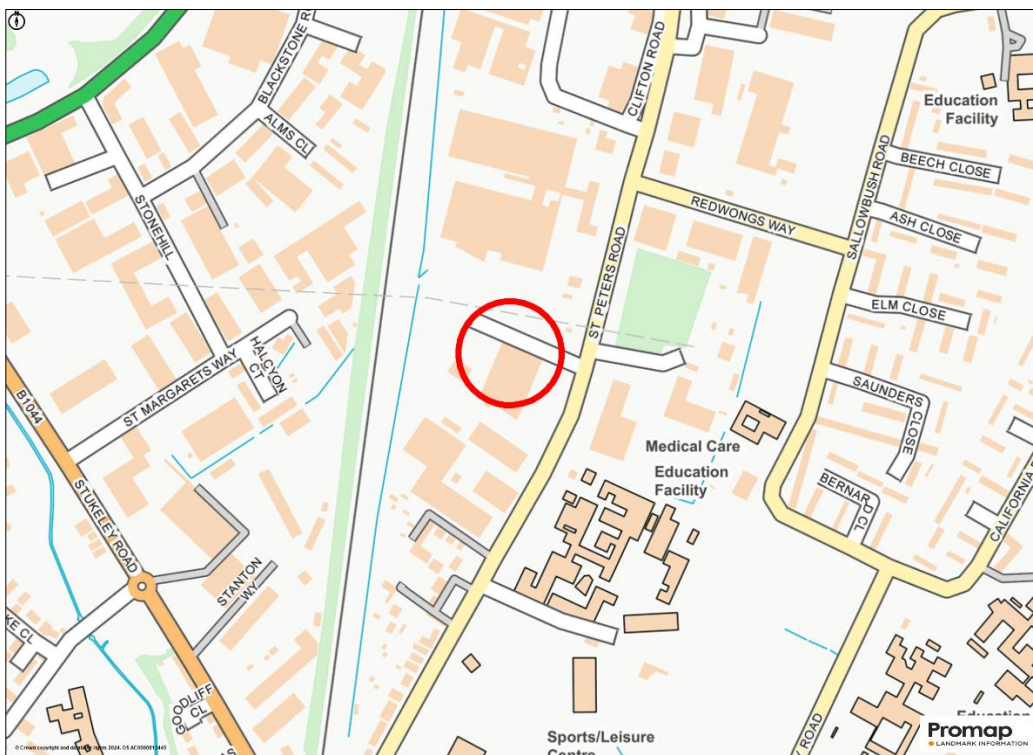


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