

01480 451578

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SELF-CONTAINED RETAIL UNIT WITH FIRST FLOOR
ACCOMMODATION - FOR SALE / TO LET

Eddisons



34 HIGH STREET, RAMSEY, HUNTINGDON, CAMBRIDGESHIRE PE26 1AA

Rent: £17,000 per annum

Size: 1,458 sq ft (135.45 sq m)

Price: £275,000

- High profile location fronting Ramsey High Street
- Currently configured for a series of treatment rooms
- Flexible accommodation
- 3 allocated on-site parking spaces

LOCATION

Ramsey is a Fenland market town situated 11 miles north of Huntingdon, 9 miles east of the A1 (via the B660) and 13 miles south-east of Peterborough. The town has an immediate residential population of some 7,000 but also benefits from being a focal point for the surrounding communities and villages with a much larger catchment. Ramsey has an established retail centre and a commercial estate situated on the Stocking Fen Road.

34 High Street is prominently located fronting the west side of Ramsey High Street, a short distance from the town centre facilities and benefiting from a high profile location.



DESCRIPTION

A semi-detached double fronted High Street retail premises with separate access to first floor accommodation above. The property has been divided internally by the current owners to create two treatment rooms and reception area on the ground floor with a separate staff room/kitchen to the rear and a separate WC. An internal staircase leads to the first floor which comprises five further treatment rooms off an open lobby, with WC located off. The first floor can also be separately accessed by way of a rear external staircase.

The property comprises flexible accommodation that could be adapted to meet occupier requirements. To the rear, there are three car parking spaces accessed via a private driveway.

SERVICES

Mains electricity, water and gas 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	68.66 sq m	(739 sq ft)
First floor	66.79 sq m	(719 sq ft)
Total approximately NIA	135.45 sq m	(1,458 sq ft)

All measurements above are approximate.



PRICE

£275,000 for the freehold interest with vacant possession on completion.

RENT

£17,000 per annum.

The property is available by way of a new lease on terms to be agreed.

VAT

We understand that VAT is not payable in respect of the property.

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 enquiries made of the VOA website the property has a rateable value of £11,250.

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 costs incurred in connection with this transaction

EPC

The property has an EPC of D (77). 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
(01480) 451578

Contact: Stephen Power
stephen.power@eddisons.com

Joseph Bowman
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811.179705 240206

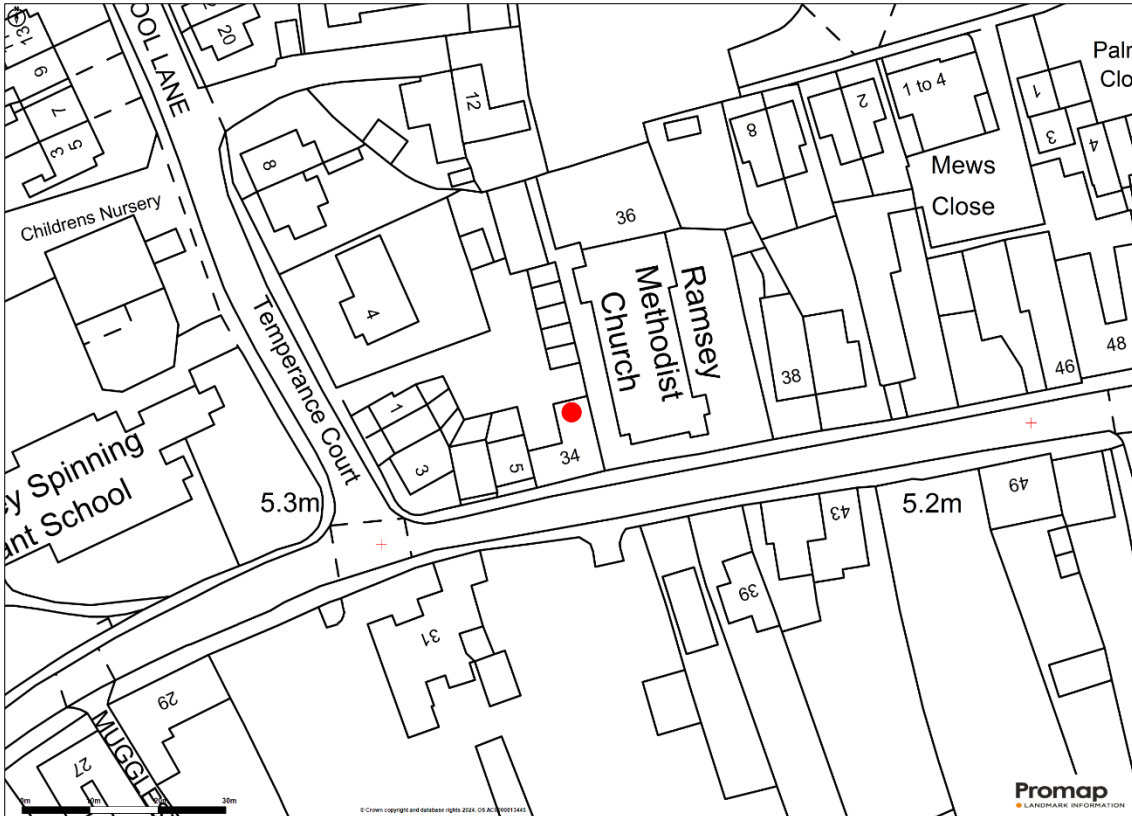


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