

01480 451578

eddisons.com

INDUSTRIAL - FOR SALE (May Lease)

Eddisons



**UNIT 11, STUKELEY ROAD,
HUNTINGDON, CAMBRIDGESHIRE PE29 6HF**

Price: £220,000

- 7 allocated parking bays
- Popular location adjacent to Stukeley Road
- Easy access to A14/A1
- Adjacent unit also available by negotiation

**Size: 1,540 sq ft
(143.07 sq m)**

LOCATION

Huntingdon is an expanding town with a population of approximately 26,000 and is well connected via both the A1 (north south) and the A14 (east west) which has recently undergone a significant upgrade substantially reducing journey times to Cambridge in the east.

DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit within an established block containing a variety of occupiers. The property is situated adjacent to the busy Stukeley Road industrial area and next door to the Stukeley Meadows Industrial Estate. Allocated parking is available for each unit.

The unit has good parking provision with 7 allocated parking spaces on the estate.

The owners may also consider the possibility of leasing the unit, upon terms to be agreed.

SERVICES

Mains electricity 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

Unit 11 – 143.07 sq m (1,540 sq ft).

Additionally the adjacent unit is also available and may be possible to combine to provide a further 105.72 sq m (1,138 sq ft), therefore totalling 248.79 sq m (2,678 sq ft).

Measurements are approximate in accordance with GIA.

PRICE

£220,000 for the freehold interest. We understand VAT is not payable in addition to the purchase price.

RATES

We understand from internet enquiries made from the VOA website that the property has a combined rateable value of £17,500.

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 be responsible for their own legal costs incurred in the preparation of the new lease documentation.

EPC

Unit 11 – D (90)

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

811.179128.V2 (Unit 11)
240524 rv



Photo above shows Unit 11.

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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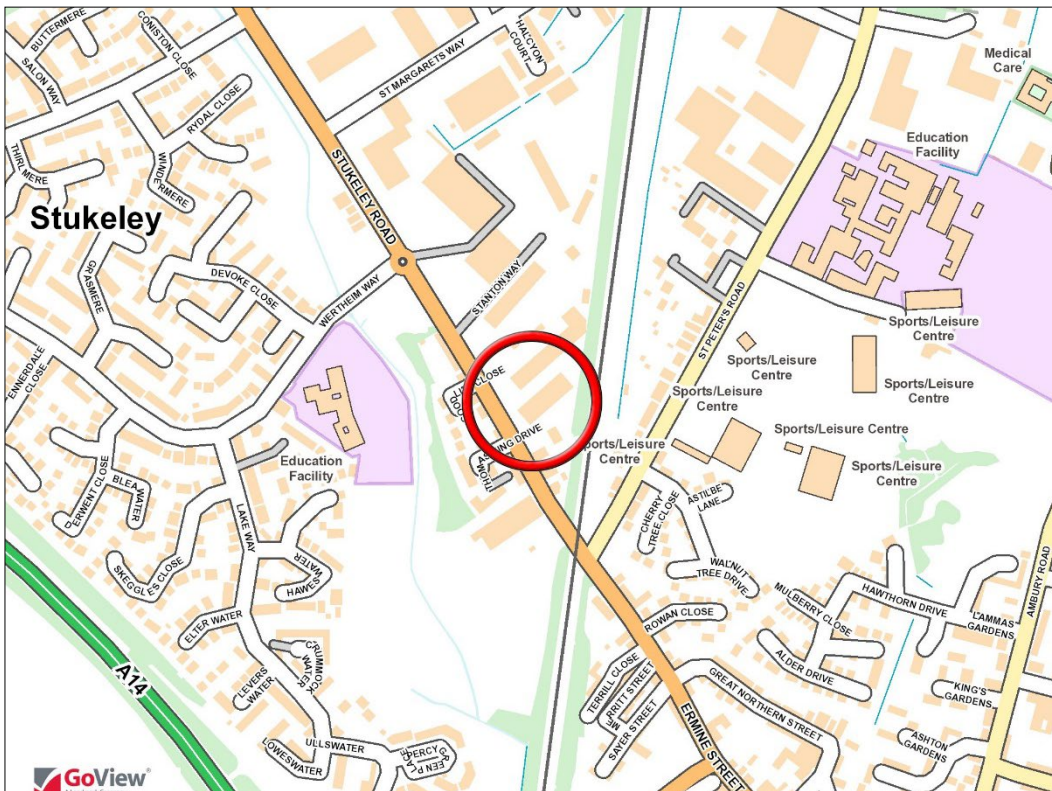
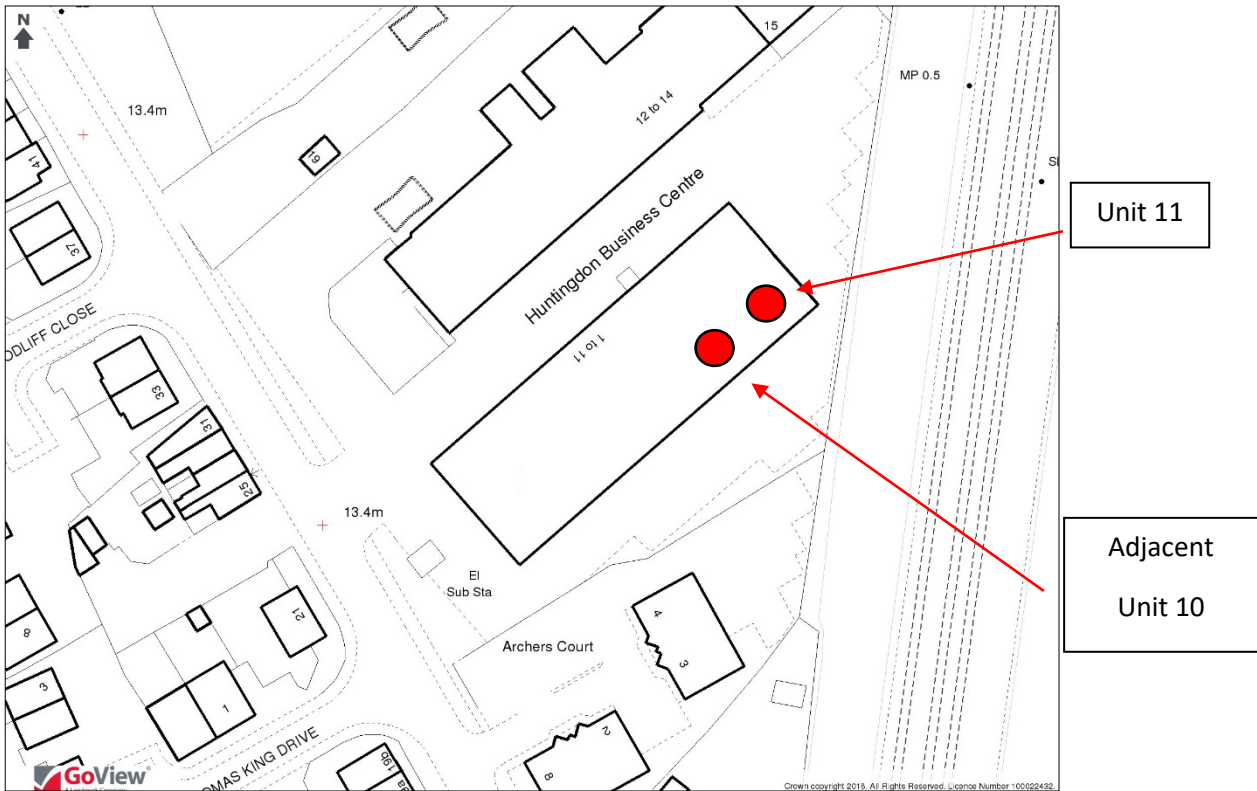
Unit 11 (internal)

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