

01480 451578

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Eddisons

DOUBLE FRONTED LOCKUP SHOP - FOR SALE



63 HIGH STREET, HUNTINGDON, CAMBRIDGESHIRE PE29 3DN

Price: £145,000

Size: 552 sq ft (51.28 sq m)

- Town centre location
- Close to local amenities
- High profile frontage
- Suitable for a wide range of uses (STP)

LOCATION

The expanding town of Huntingdon has a current population of approximately 26,000 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 east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

63 High Street is prominently located at the northern end of the High Street, a short distance from the pedestrianised town centre area. The location benefits from a high footfall and is only a short distance from both the town centre and local services and facilities.



DESCRIPTION

A prominently located double fronted mid-terrace lock up shop comprising a principal retail area extending to approximately 552 sq ft (51.28 sq m) with a stockroom, kitchenette and WC at the rear.

SERVICES

Mains electricity, water and drainage 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

Retail area	552 sq ft	(32.69 sq m)
Stockroom	52 sq ft	(4.94 sq m)
Total NIA	605 sq ft	(37.63 sq ft)

All measurements above are approximate.



PRICE

£145,000 for the freehold interest.

VAT

We understand that VAT will not be payable on the purchase price.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £11,750.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p 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.

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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EPC

The property has an EPC of D (100). A copy of the EPC is available on our website.

LISTED STATUS

We understand the building is Grade II listed, and is located within the Huntingdon town centre Conservation Area.

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



811.146673 240603



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