

01480 451578

eddisons.com

FULLY LET INVESTMENT OPPORTUNITY
FOR SALE

Eddisons

Incorporating Barker Storey Matthews



24-25 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE PE29 3TA

Price: £425,000

- Large rear car park
- Prominent position
- Fully let
- Town Centre location
- Total rental income of £33,000 per annum

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).

DESCRIPTION

The property comprises a prominent mid-terrace High Street building of brick construction fronting onto Huntingdon High Street with large car park to the rear. There is also a storage unit (25a) in the rear car park which is thought to be of timber frame construction. Please see full tenancy schedule attached.

The property benefits from a large car park to the rear which is accessed from St Mary's Street. The car park measures approximately 0.138 acres.



Car parking available to the rear within private car park.

BUSINESS RATES

The tenants are responsible for the business rates and other charges payable for their respective units.

PRICE

Offers are sought in the region of £425,000 for the freehold interest of the property.

A purchase at this level would reflect a NIY of 7.44% assuming purchasers' costs of 4.33%. No VAT is payable on the price.

LEGAL COSTS

Each party will bear their own legal costs.

EPC

The property has the following EPC's

24 High Street – E (122)

25 High Street – X (XXX)

PLANNING

It is understood that the section to the front of the rear car park has a restrictive covenant preventing any form of development. It is anticipated that some development potential may be possible but there is no planning consent currently in place for this. The agents are able to provide further details upon request.

There is a requirement for the owners to allow one parking space and access to the rear of neighboring property 26 High Street.

LISTED STATUS

It is believed that the property is Grade II listed and situated within a conservation area.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

incorporating **Barker Storey Matthews**

150 High Street

Huntingdon

Cambs

PE29 3YH

Contact: Matthew Hunt

matthew.hunt@eddisons.com

(01480) 451578

811.177464 (sale)

240726

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.

Eddisons

Incorporating **Barker Storey Matthews**

TENANCY SCHEDULE

Property	Tenant	Lease Term	Break Clause	Rent (pa)	Review
24 High Street	The Cosmetic Collective	5 Years from December '23	None.	£12,500	None.
25 High Street	Don't Panic Pizza	15 years from July '21	July '26 and July '31 *	£14,250	5 yearly RPI reviews
25a High Street	Don't Panic Pizza	As above	As above	£3,750 **	As above
Barn	Private Individual	3 years from March'22	None.	£2,500	None.

* *The landlords have a separate parking agreement for the rear car park with the tenant of 25. If this is broken, the tenant reserves the right to also serve notice on the shop.*

** *inclusive of a £750 fee to park two cars in the car park to the rear operated on the same arrangement.*

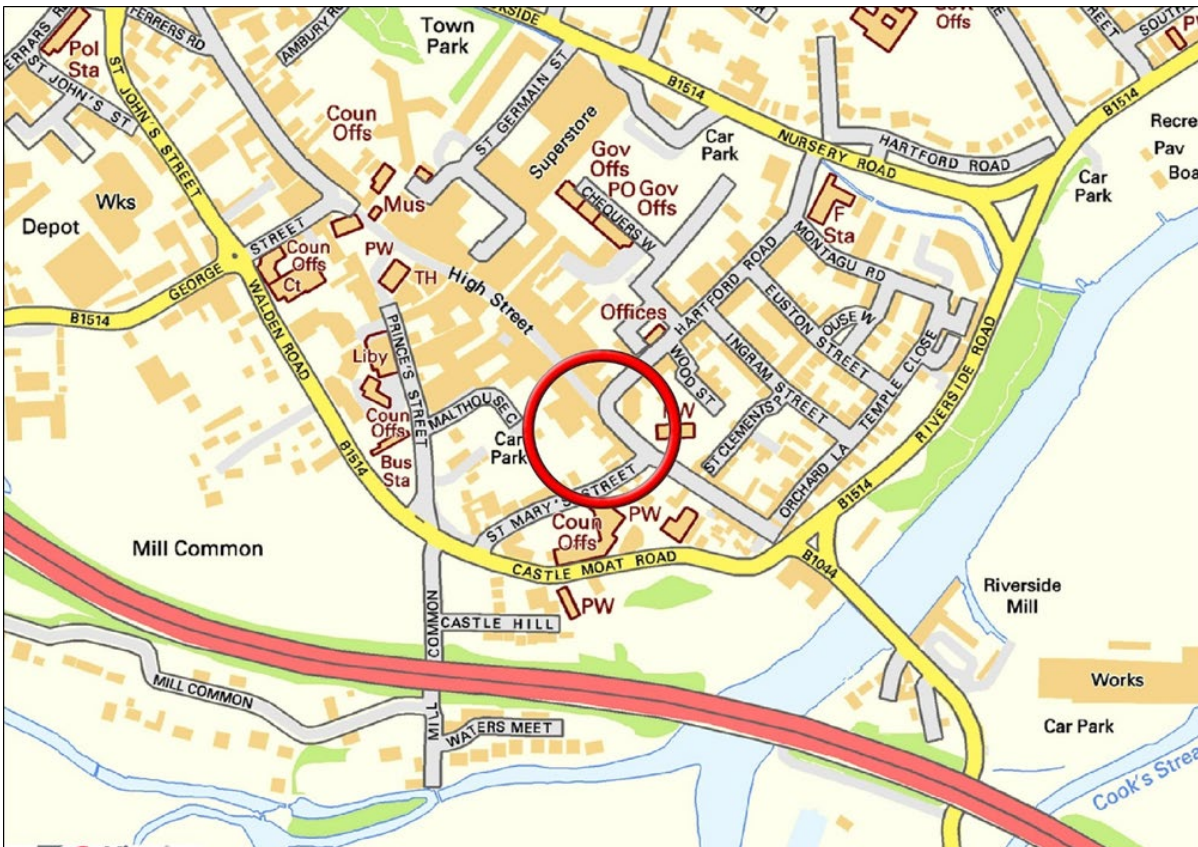
For more information, visit eddisons.com
T: 01480 451578

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.

Eddisons

Incorporating **Barker Storey Matthews**



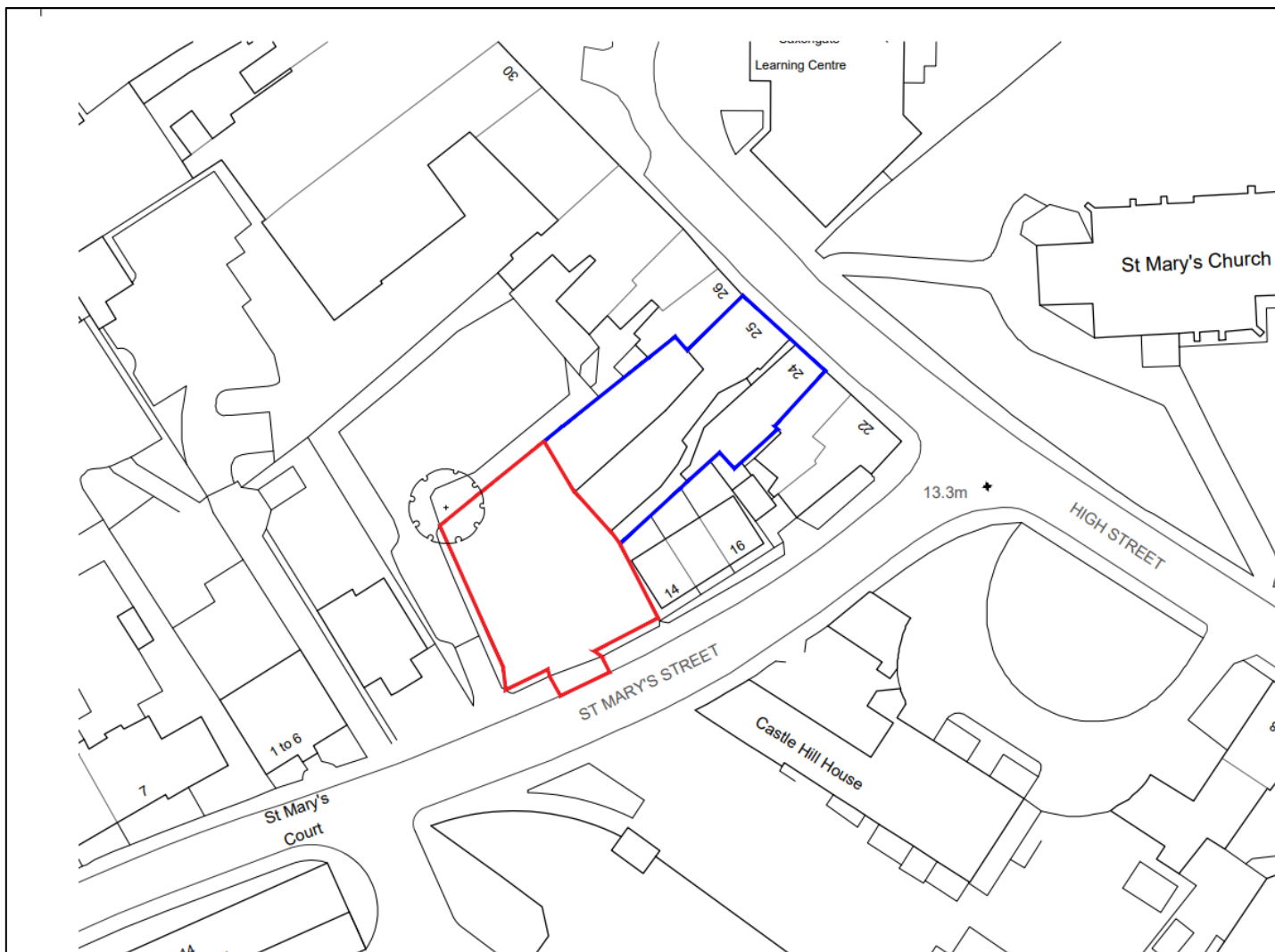
For more information, visit eddisons.com
 T: 01480 451578

Eddisons

Incorporating Barker Storey Matthews

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.



**Plan above for indication purposes only. Sale is proposed to proceed as one transaction with areas edged blue and red for identification purposes.*

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.

Eddisons

Incorporating Barker Storey Matthews