

01480 451578
eddisons.com
Office - TO LET

Eddisons
Incorporating Barker Storey Matthews



**FIRST FLOOR, ASHTON HOUSE, R/O 90/91 HIGH STREET, HUNTINGDON,
CAMBS, PE29 3EH**

Rent: £8,500 per annum exclusive

- Town centre location
- Potential for sub-division
- Allocated parking
- Potential for alternative uses (STP)

**Size: 553 sq ft
(51.38 sq m)**

LOCATION

The expanding riverside town of Huntingdon has a current population of about 24,000 but draws on a much larger catchment. The part pedestrianised town centre provides comprehensive shopping facilities and many major multiple retailers have outlets here including Sainsbury's, Boots, W H Smith, M&S, Next, Costa, and more. Markets are held on Wednesday and Saturday. The town centre is within easy walking distance of the bus and railway station.

The property is situated to the rear of 90/91 High Street within a gated car park with easy access from Huntingdon Ring Road.



DESCRIPTION

The premises provide first floor self-contained open plan office accommodation within a period town centre building.

Internally the property is finished with plaster painted walls and carpeting. The first floor is equipped with a separate kitchen and WC.

Externally the property benefits from a number of allocated parking spaces within a gated car park. Further parking is available nearby if required.

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. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

BUSINESS RATES

The present rateable value encompasses the entire building. A guide for budgeting purposes can be provided by the agents upon request.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the communal areas.

EPC

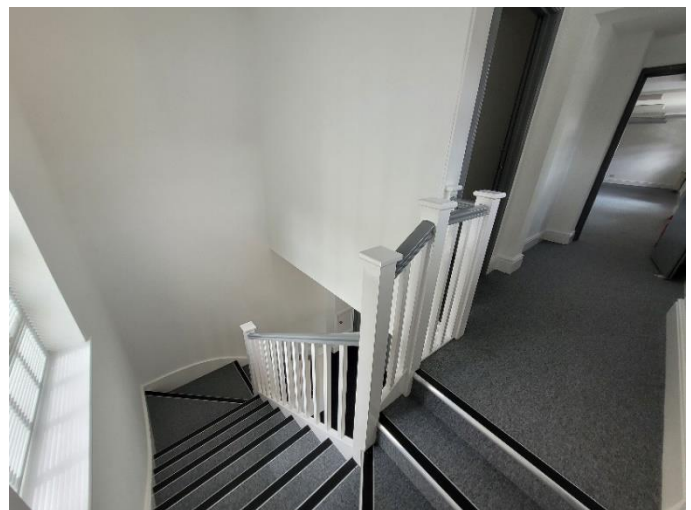
Awaiting EPC.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambridgeshire PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

811.145288.V5 (Ashton)
230307 rv



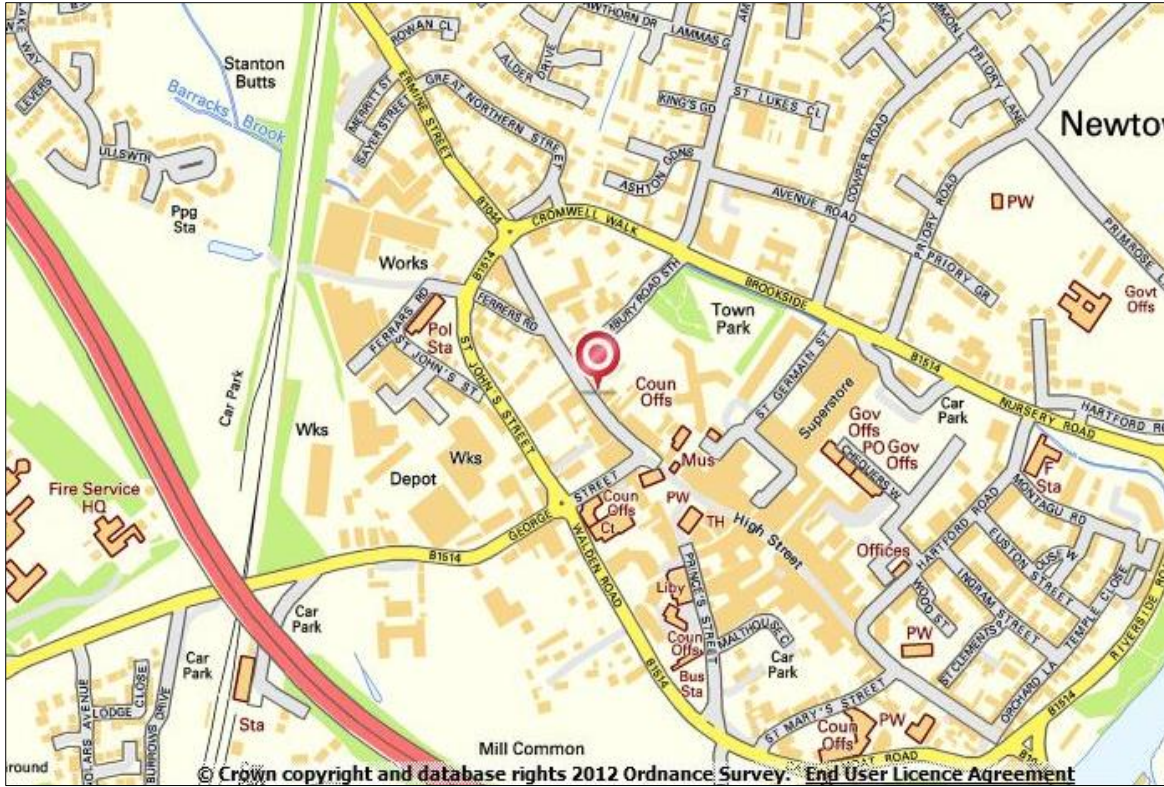
For more information, visit eddisons.com
T: 01480 451578

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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