



All enquiries Ref: James Paterson



- **Substantial freehold mixed-use property comprising a ground floor restaurant/bar, first floor offices/function room and second floor residential accommodation**
- **Town centre High Street fringe location**
- **Investment**

Location:

The property is situated on Huntingdon High Street between its junctions with St John's Street and Ambury Road Routh. Public transport links include Huntingdon mainline rail station providing frequent East Coast Main Line services to London King's Cross and Peterborough, together a network of local bus services serving the surrounding vicinity. Road links include the A14 and A1(M). Shopping amenities are available along the High Street and at Chequers Shopping Centre, with a wider range of shops, bars, and restaurants in the town centre. Recreational pursuits can be enjoyed at Hinchingbrooke Country Park and Portholme Meadow.

Description:

A former Masonic Hall (three storeys with basement) set back and comprising a grand entrance hall and galleried central staircase, mixed use restaurant and bar on ground floor, first floor offices and function room, residential second floor accommodation, basement and large car park.

Size:

Floor Area: Approx. 720 m² / 7,750 sq ft
Site Area: Approx 0.344 Acres / 1,393 m²

EPC rating:

C (commercial)

Council Tax Band: A (flat)**Tenancy Terms:**

The Bar, First Floor Function Room, The Restaurant (t/a Rajpoot), and part of the Cellars:
Let to The Priory Huntingdon Ltd on a 5 year lease from 18TH March 2023 at a rent of £500 per week (£26,000 pa).

Offices premises on first floor:

Let to Huntingdon Food Bank from 1 April 2023 at a rent of £3,000 pa.

Second Floor residential flat:

Let on an Assured Shorthold Tenancy agreement to an individual (holding over) at a rent of £650 per calendar month. Although the AST specifies a rent of £650 per calendar month, a verbal agreement was made to increase the rent to £800 per calendar month, and the LPA Receivers are currently collecting rent at this revised amount.

16 Car Parking spaces at the front of the property:

Believed to be let to 3 occupiers under separate lease arrangements for a combined income of £12,480 pa – The LPA Receivers understand that the parking spaces may be occupied under a verbal agreement; however, they do not hold any tenancy documentation and are not collecting rent. Prospective purchasers should refer to the legal pack and satisfy themselves on this matter.

Potential:

The building and site may be suitable for further development subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

Note:

We understand that VAT will not be charged on the sale price.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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