



First Floor, 119 High Street, Huntingdon, Cambridgeshire PE29 3LG

First Floor Office Premises

- ▶ **Total NIA: 543 Sq Ft (50.44 Sq M)**
- ▶ **In the heart of Huntingdon town centre**
- ▶ **Providing flexible office space**
- ▶ **Rent: £6,500 per annum**

For enquiries and viewings please contact:



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Location

Huntingdon is a market town situated in Cambridgeshire close to the junction of the A1 and A14 trunk roads, approximately 19 miles north east of Cambridge and 25 miles south of Peterborough. The town has a railway station on the main East Coast Line, with frequent services to London Kings Cross. In terms of air travel, Luton and Stansted Airports are within 40 miles.

Within Huntingdon the subject property is situated in the heart of the town centre, and occupies a prominent position along the pedestrianised prime high street, with numerous national retailers situated in close proximity to the subject property, including WH Smith, EE, Greggs, The Works, Subway and Loungers (Olmo Lounge).

Description

A first floor office suite which has been configured to provide predominately open plan accommodation with a couple of partitioned meeting rooms and a kitchenette. Shared WC's are provided off the lobby area. The specification generally includes; carpet floor coverings, painted and plastered walls / ceilings, surface mounted lights and electric heaters.

The suite is accessed via an entrance to the side of the building, off St Germain Street.

Accommodation

| | Sq M | Sq Ft |
|--------------|-------------|------------|
| Office | 47.7 | 513 |
| Kitchen | 2.8 | 30 |
| Total | 50.4 | 543 |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The premises is available by way of a sublease for a term of years to be agreed but not to exceed the break option date of the 28th January 2029.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £5,800. Subject to status the tenant might qualify for 100% rates relief.

Source: VOA

Rent

£6,500 per annum, exclusive

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (91)

Viewings

Viewings are by appointment with sole agents Innes England

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