



## TO LET: TRADE COUNTER PREMISES

Unit 8  
St Peters Road  
Huntingdon  
Huntingdonshire  
PE29 7DA

545.97 sq m (5,877 sq ft)

- To let by assignment or sub-letting for a term ending October 2029
- Consideration will be given to offers of a new direct lease
- Professional trade counter premises
- Twelve dedicated parking spaces
- Self contained yard area

## Location

The Bridge Centre is prominently located adjacent to St Peters Road approximately 1 mile from Huntingdon Town Centre.

Huntingdon is an expanding town with a population of approximately 23,000 and lies 60 miles north of London, 20 miles north-west of Cambridge and 23 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11, A1 and M1/M6.

## Description

The property comprises a trade counter built in the early 2000s. The construction is steel portal frame with brick and block main walls, under a double skin insulated roof and cladding. The specification is as follows;

- Eaves height of 5.6m and ridge height of 7.2m
- Roller shutter door measuring 3.8m x 4.5m high
- Three phase power supply and gas connection
- Power floated concrete floor
- LED lighting
- A gas heater
- Ceiling fans
- Kitchen and WCs
- Office content in-situ
- 12 allocated parking spaces

## Accommodation

The approximate gross internal area of premises is 5,877 sq ft (545.97 sq m).

## Planning

The property has permission for industrial and warehousing uses within Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. Other qualifying uses falling within Use Class B1c/E may also be permitted. Interested parties are advised to make their own enquiries of Huntingdon District Council's planning department on 01480 388 388.

## Uniform Business Rates

The property is currently entered into the VOA Rating List 2026 with a rateable value of £63,500.

Therefore, we anticipate the approximate business rates payable for the current year will be £30,480 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief).

## Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate. Please contact the agent for further information.

## EPC

The property has an EPC Rating of B – 39 and is valid until 4<sup>th</sup> June 2033.

## Terms

The property is available by way of an assignment or sub-letting of an existing lease interest until October 2029.

The passing rent is £65,216 per annum, exclusive of VAT and other outgoings.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

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# CHEFFINS

