



100 High Street, Huntingdon, Cambridgeshire  
PE29 3DP

811.1233283



**BTG**  
**Eddisons**

# 100 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE, PE29 3DP



Agreement

For Sale



Detail

Investment



Price

OIRO £280,000



Size

160.54 sq m (1,728 sq ft)



Location

Huntingdon, PE29 3DP



Property ID

811.1233283

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The subject property is prominently positioned on Huntingdon High Street. The property would suit a variety of uses (STP).

Internally at ground floor the property has wood effect flooring. There is a mixture of LED and strip lighting. Access is via High Street with side access also available. The property is generally open plan with partitioned store to rear. Additionally, there is a kitchenette and a single WC.

At first floor level access is via a separate pedestrian door to High Street. The first floor is currently let to Adagio Ltd from December 2021 to 22 December 2028.

The current rental is understood to be £7,000 per annum exclusive. The lease is believed to be inside the Act.

The ground floor is currently vacant and believed to have an ERV of £17,000 per annum.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	68.77	740
First floor	91.77	988
Total	160.54	1,728

## Energy Performance Certificate

Ratings: Ground Floor - D (92)

First Floor - E (116)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Shop and Premises  
**Rateable Values:** Ground Floor - £14,500  
First Floor - £7,300

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Price

Offers in the region of £280,000 for the freehold interest.

## Legal Costs

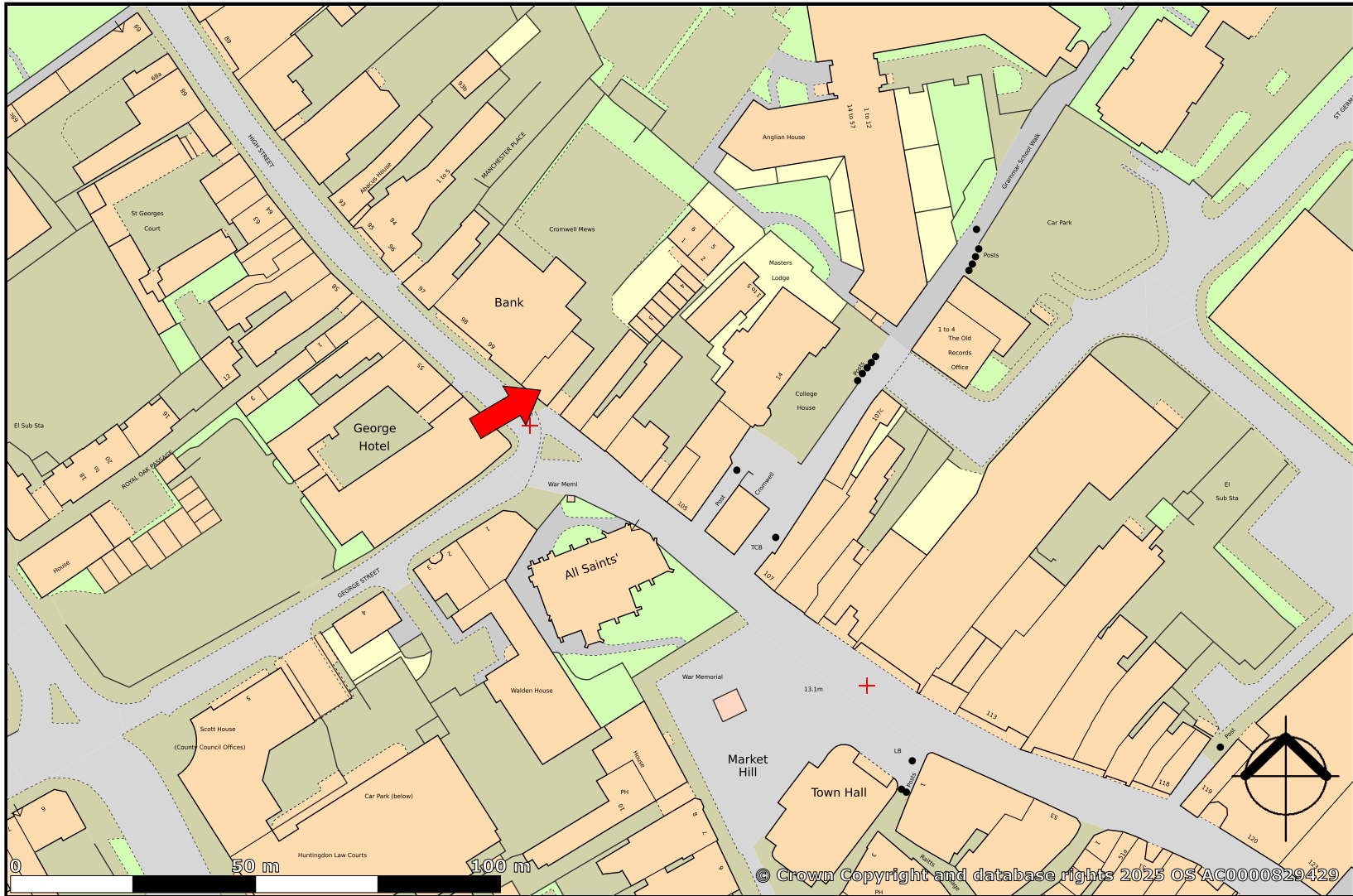
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.







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Plotted Scale - 1:1,250



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Plotted Scale - 1:7,500