

OFFICE

TO LET



**Office at 70 High Street, Huntingdon, Cambridgeshire
PE29 3DL**

811.141854



OFFICE AT 70 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE, PE29 3DL



Agreement

To Let



Detail

Office



Rent

£7,000 pa



Size

26.38 sq m (283 sq ft)



Location

Huntingdon, PE29 3DL



Property ID

811.141854

For Viewing & All Other Enquiries Please Contact:



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Graduate Surveyor

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Property

Recently refurbished town centre offices available in an attractive and individual period setting. Secure gated car parking may be available with the property as well as shared kitchen and toilet facilities. The property provides a prominent corner location with good access from Huntingdon ring road and High Street.

The property offers period features such as high ceilings and large windows allowing for good natural lighting to many of the rooms. There is a meeting room available within the building for use by the tenants on a rota-based system.

Accommodation

First floor corner 26.38 sq m (283 sq ft) £7,000 pax

Listed Status

The property is understood to be Grade II listed.

Listed in 1951

Heritage ID: 1330681

Service Charge

The landlords will administer a service charge which will cover the upkeep of common and exterior areas, and insurance. Utility costs are likely to be apportioned upon a floor area basis.

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.

Business Rates

Subject to confirmation, the size of the units offered is likely to mean that they are under the rates payment threshold and therefore likely no charge. The landlords will provide further information on an individual basis at inspection.

Legal Costs

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

Anti-Money Laundering

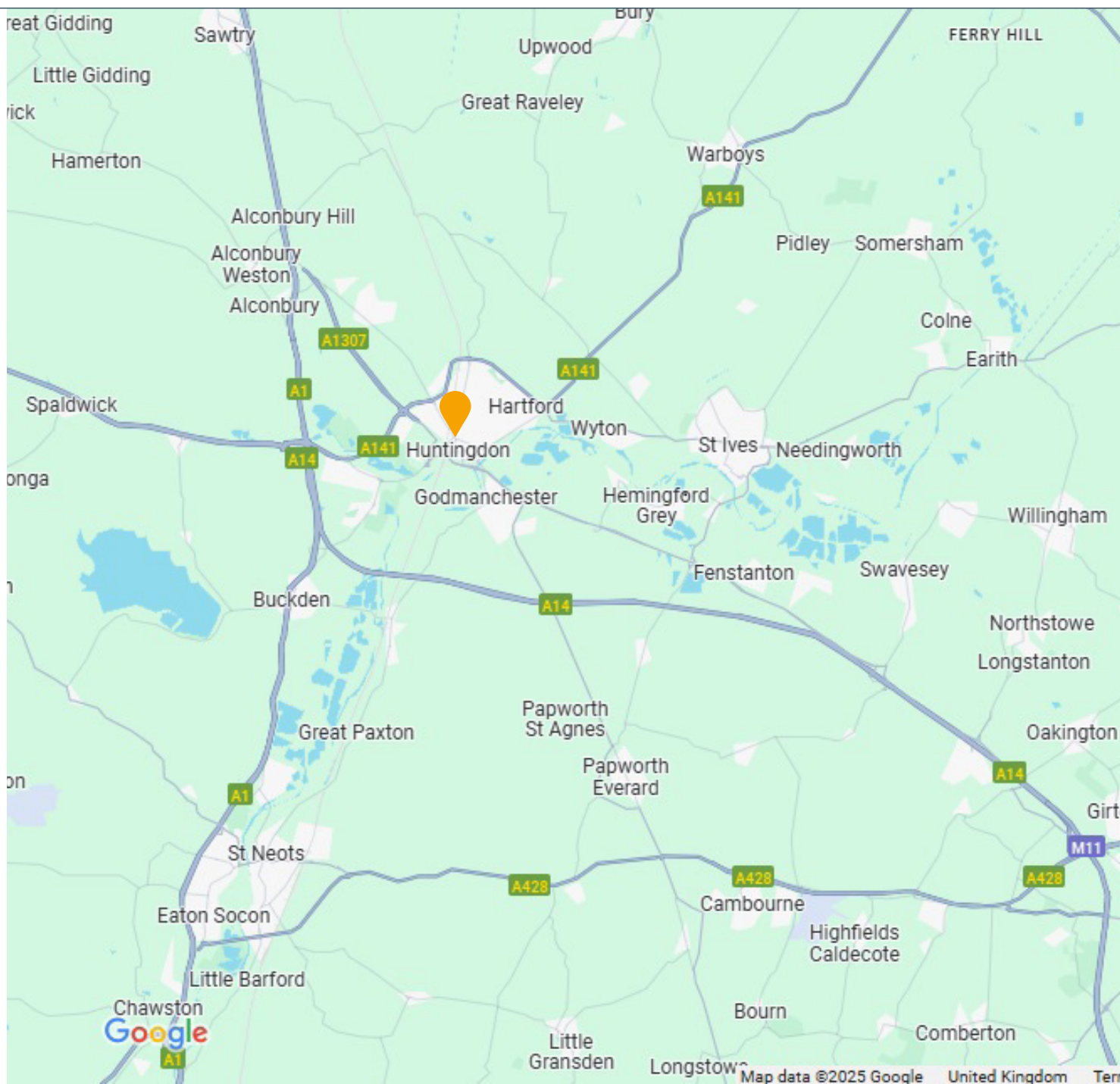
Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

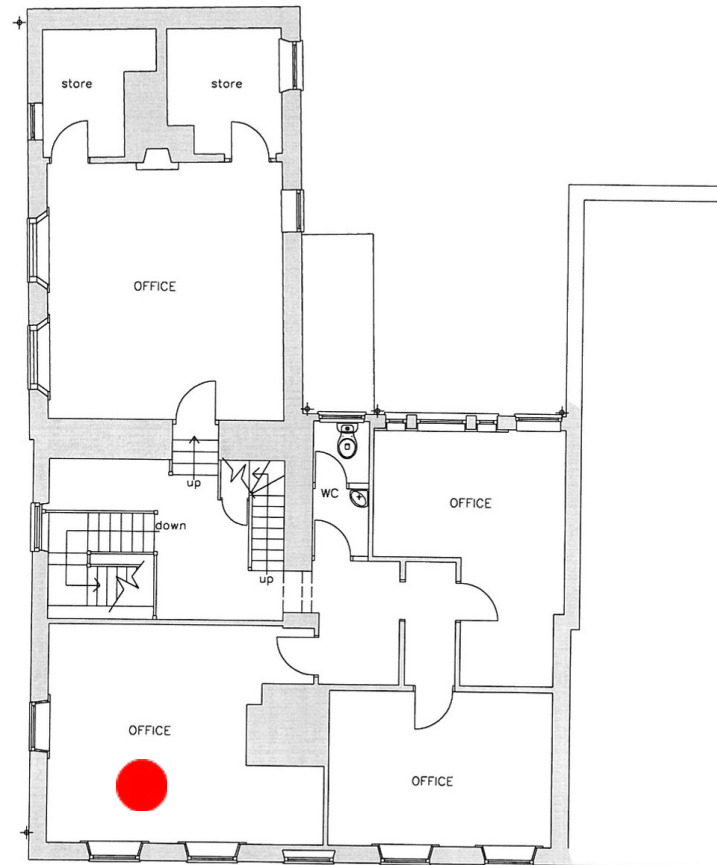
Huntingdon is a rapidly expanding town situated approximately 16 miles north-west of Cambridge. The town has a population of just under 26,000 in the latest census but is set to grow well beyond this with various new developments, the largest of which being the construction of 5,000 plus homes at Alconbury Weald on the north side of the town.

The town has also benefitted from the recent A14 upgrade and creation of new link roads. The property is set within Huntingdon town centre including a number of occupiers such as; Sainsburys, Boots, W H Smith, Argos, Greggs, Costa, Subway, and nearby Lidl and Aldi. A recent new development has brought Marks & Spencer, Next, and TK Maxx to the town.

The property occupies a prominent position within the northern section of Huntingdon High Street and is accessible via the town's inner ring road.







FIRST FLOOR

FERRAR HOUSE
70 HIGH STREET, HUNTINGDON
FIRST FLOOR PLAN
Scale: 1:100 Size: A4



