



64 High Street, Ramsey, Cambridgeshire
PE26 1AA
811.1236803

64 HIGH STREET

RAMSEY, CAMBRIDGESHIRE, PE26 1AA



Agreement

For Sale



Detail

Retail Investment



Price

£280,000



Size

245 sq m (2,636 sq ft)



Location

Ramsey, PE26 1AA



Property ID

811.1236803

For Viewing & All Other Enquiries Please Contact:



Matthew Hunt

BSc (Hons) MRICS

Associate Director

T: 01480 451578

M: 07866 165013

E: matthew.hunt@eddisons.com

Property

A three storey town centre property currently occupied by New China Red. The property is run as a takeaway/restaurant currently with accommodation above.

Lease

The property is currently let to a private individual t/a New China Red. The lease is for 20 years from September 2014.

The passing rent is £16,000 per annum rising to £17,000 in 2028, £18,000 in 2031 and £19,000 in 2034.

Accommodation

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

Area	m ²	ft ²
Ground floor	105.45	1,135
First floor	67.74	729
Second floor	71.74	772
Total	245	2,636

Energy Performance Certificate

Awaiting a new EPC. Previous rating was 104 (E).

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 B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Restaurant and Premises
Rateable value: £11,750

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 are invited for the freeholder interest, subject to the occupational lease.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

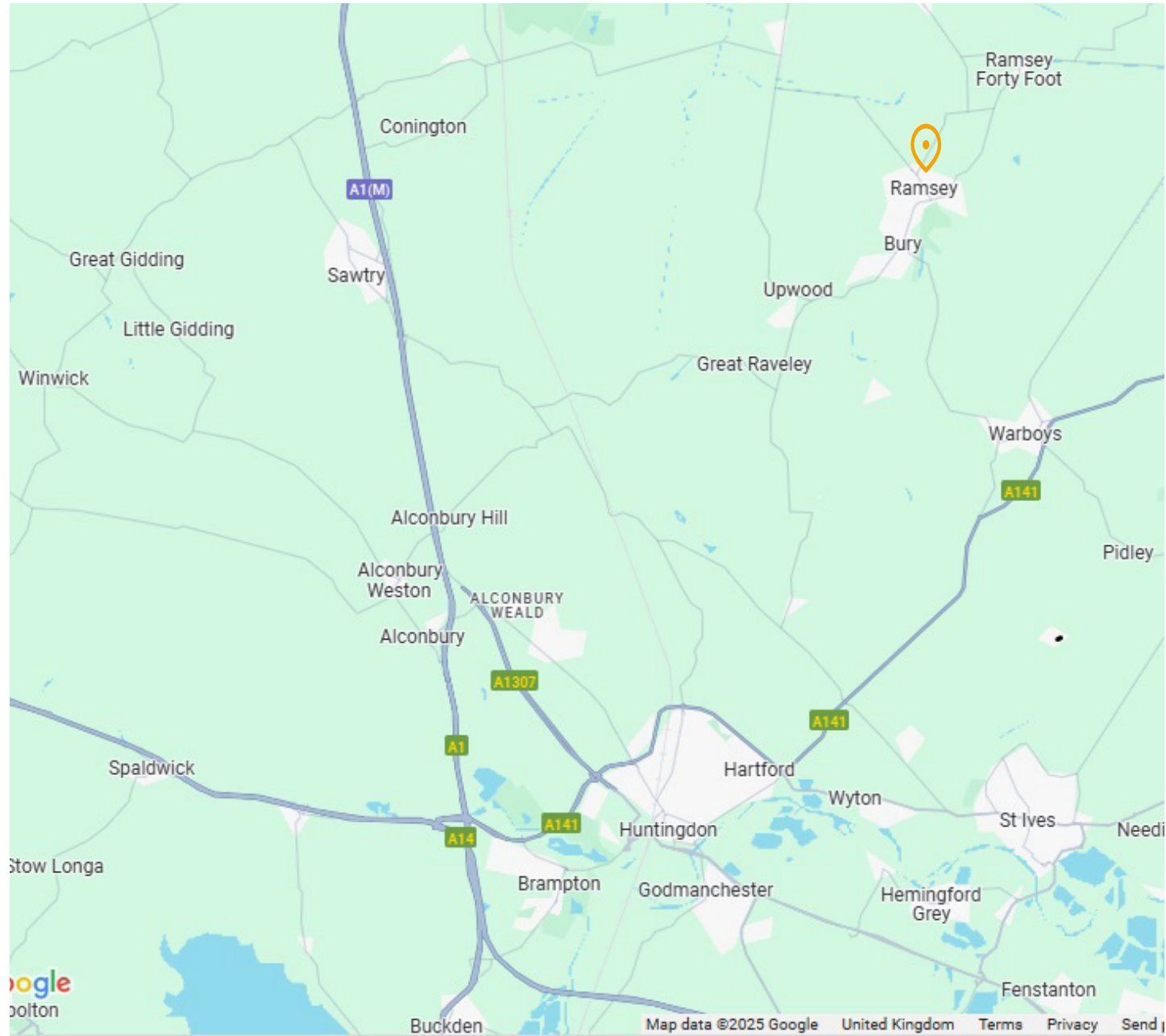
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

Ramsey is a Fenland market town situated 11 miles north of Huntingdon, 9 miles east of the A1 (via the B660) and 13 miles south-east of Peterborough. The town has an immediate residential population of some 7,000 but also benefits from being a focal point for the surrounding communities and villages with a much larger catchment. Ramsey has an established retail centre and a commercial estate situated on the Stocking Fen Road.





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