



Unit 9, Harley Works, Great Paxton, St Neots, Cambridgeshire
PE19 6TA
811.146045

UNIT 9, HARLEY WORKS

GREAT PAXTON, ST NEOTS, CAMBRIDGESHIRE, PE19 6TA



Agreement

For Sale



Detail

Industrial



Price

OIRO £400,000



Size

332.12 sq m (3,575 sq ft)



Location

Great Paxton, St Neots,
PE19 6TA



Property ID

811.146045

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

Modern semi-detached business unit, which is of steel portal frame construction with brick and block walls together with profiled steel sheet cladding to upper levels and roof. High specification ground and first floor offices and warehouse area.

There are a number of parking spaces to the front of the building, and further parking opposite, details to be confirmed.

There is a mezzanine storage platform within the warehouse.

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 ²	ft ²
Ground floor	270.5	2,911
First floor offices	61.5	662
Total GIA	332.12	3,575
Mezzanine	83.3	896

Energy Performance Certificate

Rating: E (122).

Services

Mains electricity and water are believed to be available 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: Workshop and Premises
Rateable value: To be confirmed

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.

Lease

The property is let to Titan Motorsport & Automotive Engineering Ltd, on a lease commencement of 23 April 2021 until 30 June 2031.

The lease includes a break clause at 1 July 2024 which is understood to have not been served. We are told the passing rent, following review, is £31,200 per annum. The lease is believed to be outside the Act.

Price

Offers in the region of £400,000 for the freehold interest.

Service Charge

A service charge is levied with respect to the maintenance of the common areas. Further details upon application.

VAT

VAT may be charged in addition to the price 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

The property is situated on the established Harley Industrial Estate close to the village of Great Paxton just to the north of the town of St Neots. The site is situated on the B1043 which connects St Neots and Huntingdon.







