

**TOWN CENTRE OFFICES/CONVERSION OPPORTUNITY**

**FOR SALE/TO LET**



**Bridge House, Orchard Lane, Huntingdon, Cambridgeshire  
PE29 3QT**

811.177213



**BTG  
Eddisons**

# BRIDGE HOUSE

ORCHARD LANE, HUNTINGDON, CAMBRIDGESHIRE, PE29 3QT



Agreement

For Sale/To Let



Detail

Offices



Price/Rent

£450,000  
£30,000 pa



Size

363.61 sq m (3,914 sq ft)



Location

Huntingdon, PE29 3QT



Property ID

811.177213

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



**STEPHEN POWER**  
MRICS MCIQB  
Director

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## Property

A self-contained detached office building with open plan accommodation over three floors benefiting from riverside views in a town centre location with on-site car parking for approximately 14 cars.

## 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 offices	149.22	1,606
Kitchenette	2.41	26
Ground floor WC's	15.41	166
First floor offices	97.84	1,053
Kitchenette	1.50	16
Male WC's	8.10	87
Second floor offices	96.85	1,043
Kitchenette	1.50	16
Female WC	6.19	67
<b>Total Net Internal Area</b>	<b>363.61</b>	<b>3,914</b>

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

## Energy Performance Certificate

Rating: E (102)

A copy of the EPC is available on our website.

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

Mains electricity, water and gas are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## 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).

The agents consider the property to lend itself to residential conversion.

The property is located within Huntingdon Town Centre Conservation Area.

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

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Office and Premises  
**Rateable Value:** £34,500

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

£450,000 for the freehold interest with vacant possession.

## Rent

£30,000 per annum exclusive.

## Lease Terms

The property is available by way of a new lease on terms to be agreed.

## VAT

We understand that VAT will not be charged on the property.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers 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.







