

RETAIL

TO LET



**90 High Street, Huntingdon, Cambridgeshire**  
**PE29 3DP**

811.145288



**BTG**  
**Eddisons**

# 90 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE, PE29 3DP



Agreement

To Let



Detail

Retail



Rent

£19,500 pa plus VAT



Size

94.94 sq m (1,022 sq ft)



Location

Huntingdon, PE29 3DP



Property ID

811.145288

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



**MATTHEW HUNT**  
BSc (Hons) MRICS  
Associate Director

[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
07866 165013  
01480 451578



**JACOB HARRIS**  
Graduate Surveyor

[jacob.harris@eddisons.com](mailto:jacob.harris@eddisons.com)  
07483 346725  
01480 451578

## Property

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The property provides a well proportioned High Street retail premises which would suit a variety of uses (STP).

The shop is largely open plan with a private meeting room to the rear together with kitchenette and WC. The shop also has rear access to the private car park.

The property benefits from two allocated parking spaces in the rear barrier controlled car park.

## Energy Performance Certificate

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Awaiting an EPC.

## Services

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Mains electricity and water supplies 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

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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

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**Charging Authority:** Huntingdonshire District Council  
**Description:** Retail and Premises  
**Rateable Value:** £15,000

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.

## Tenure

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The property is available To Let, on terms to be agreed. A minimum term of three years will be required, although longer terms are preferred.

## Rent

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£19,500 per annum plus VAT.

## Legal Costs

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

## Listed Status

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The property is understood to be Grade II Listed.

## Anti-Money Laundering

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Prospective applicants will be required to 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.







