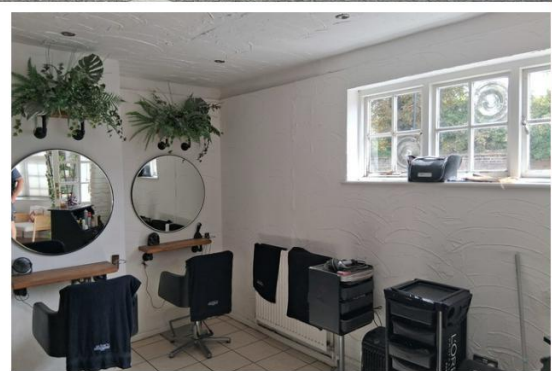
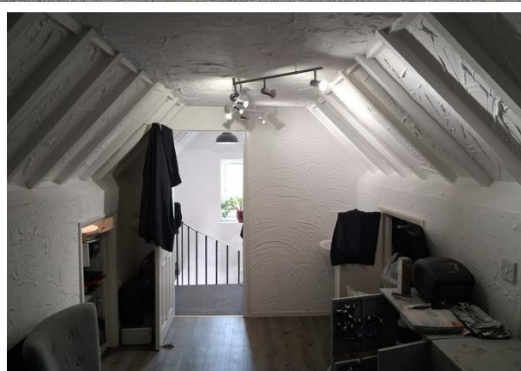




ATTRACTIVE RETAIL PROPERTY TO LET

2 CAMBRIDGE STREET, GODMANCHESTER,
HUNTINGDON, PE29 2AJ

- Characterful business premises
- Highly visible corner position within Godmanchester
- Well suited for a variety of uses
- Available end of September

£15,000 P.A.X. LEASEHOLD | 511 sq ft (47.47 sq m)

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BROWN & CO

LOCATION

Godmanchester is an attractive and historic market town situated immediately south of Huntingdon, enjoying excellent connectivity via the A14 and A1(M). Cambridge Street is a well-established location, serving a mix of local retailers, independent businesses, professional services and residential properties. The property occupies a prominent corner position, benefiting from good visibility and footfall within the heart of the town.

DESCRIPTION

2 Cambridge Street comprises an attractive self-contained commercial premises extending to approximately **511 sq ft (47.5 sq m)**. Occupying a prominent corner plot, the property offers characterful accommodation with excellent visibility and an attractive frontage.

Most recently utilised as a hairdressing salon, the premises are particularly well suited to continued hair, beauty, aesthetics, nail, wellness or similar service-based uses, subject to any necessary consents. The property presents an excellent opportunity for an occupier seeking a well-positioned and appealing town centre business premises.

SERVICES

Mains gas, water, electricity and drainage are understood to be connected to the property. Interested parties are advised to make their own enquiries of the relevant utility providers regarding capacity, availability and connection arrangements.

TOWN AND COUNTRY PLANNING

The premises have most recently been occupied as a hairdressing salon. Interested parties should make their own enquiries of Huntingdonshire District Council to verify that their intended use is permissible and to ascertain whether any planning consent or other approvals may be required.

BUSINESS RATES

According to the Valuation Office Agency, the property has a Rateable Value of £5,700. Interested parties should make their own enquiries with Huntingdonshire District Council to verify the rates payable and whether any Small Business Rates Relief or other reliefs are available.

LEASE & RENTAL TERMS

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

EPC

The property has an Energy Performance Certificate rating of D.

A copy of the EPC is available upon request.

VAT

It is understood that VAT is not payable on the rent and other outgoings.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Anne McGlinchey or Lee Bannon

01480 479072 or 01223 659059

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