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Eddisons

MULTI-LET INVESTMENT OPPORTUNITY - FOR SALE



**ST JOHN'S HOUSE, 84 & 84A HIGH STREET, HUNTINGDON,  
CAMBRIDGESHIRE PE29 3DP**

**Fully Let Investment Property - Price: £690,000**

**Size: 3,091 sq ft (287.08 sq m)**

- Historic Town Centre Property
- Attractive period features throughout
- A long established local covenant as the primary tenant
- Long term potential for alternative uses (STP)

## LOCATION

The expanding town of Huntingdon has a current population of approximately 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual carriageway route linking east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

The property is centrally located on the east side of the High Street, close to the pedestrianised area and convenient for the town centre facilities, train station and wider road network.



## DESCRIPTION

A substantial detached Grade II Listed building prominently located on Huntingdon High Street, the property comprises a ground floor double fronted retail unit, with separately accessed offices on the first and second floors and a residential annex to the rear. More particularly, the property comprises of the following elements:

### Ground Floor

Double fronted retail area equating to approximately 86.52 sq m (931 sq ft) with a kitchen, WCs and rear store. The property is let to InHealth Intelligence Ltd who are providing specialist eye testing on behalf of the NHS.

### First & Second Floors

Accessed by way of a central entrance lobby fronting the high street which in turn leads to an elegant open stairway through the centre of the building with gallery landings on both first and second

floors. The first floor comprises 5 offices with a total area of approximately 102.03 sq m (1,099 sq ft) in addition to a WC and a small storage area. The second floor comprises 6 further offices with a combined area of approximately 90.18 sq m (970 sq ft). In addition to the offices there is a WC, storage area and a kitchen point. The offices are let to Adlams Solicitors LLP.

To the rear of the property is the enclosed courtyard car park providing parking for up to 6 vehicles.

### 26 Ambury Road, South

Annexed to the rear of the property is a one bedroom maisonette residential property with accommodation over two floors which is currently let on an AST basis.

## SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

## ACCOMMODATION

	SQ M	SQ FT
<b>Ground Floor</b>		
Retail/office	86.52	931
Kitchen	4.2	45
Store	4.15	45
<b>Total NIA</b>	<b>94.87</b>	<b>1,021</b>
<b>First and Second Floor</b>		
First floor offices	102.03	1,099
Second floor offices	90.18	970
<b>Total NIA</b>	<b>192.21</b>	<b>2,070</b>
26 Ambury Road South	Not measured	

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

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### Important Information

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## LEASE TERMS

**Ground Floor - 84 High Street** - Let to InHealth Intelligence Ltd by way of a 7 year lease from March 2024 at an initial annual rent of £18,000 pa payable quarterly in advance and subject to an upward only rent review in 2029. There is a tenant only option in March 2029. The lease is outside of the security of tenure provisions of the Landlord & Tenant Act 1954. The landlord is responsible for the structure and fabric of the building and the tenants for internal decorations and maintenance.

**First & Second Floors - 84 High Street** – Let to Adlams Solicitors LLP by way of a 6 year lease from May 2023 at an initial rent of £22,500 pa payable quarterly in advance. There is no rent review within the term and no tenant break option. The lease has benefited security of tenure provisions of the Landlord & Tenant Act 1954. The landlord is responsible for the structure and fabric of the building and the tenants for decoration and maintenance.

**26 Ambury Road South** - Let on an Assured Shorthold Tenancy Agreement (AST) from August 2023 at a rent of £595 pcm.

## RENT SCHEDULE

84 High Street	InHealth Intelligence Ltd	£18,000 pa
84a High Street	Adlams Solicitors LLP	£22,500 pa
26 Ambury Road South	AST @ £595 pcm	£7,140 pa
<b>Total</b>		<b>£47,640 pa</b>

## COVENANT STATUS

**Adlams Solicitors LLP** - Company No. 0C336674

Adlams Solicitors are a local law firm established in Huntingdon for over 100 years, with offices in both Huntingdon and St Neots. The practice is a limited liability partnership and has a CreditSafe score rating of A(84) indicating a very low risk.

**InHealth Intelligence Ltd** - Company No. 03257228

InHealth Intelligence Ltd is a leading software provider of information management solutions for health organisations in the UK. The company has a CreditSafe score of A(93) indicating a very low risk.

**26 Ambury Road South**

The property is let by way of Assured Shorthold Tenancy Agreement.

## PLANNING

The agents understand that the property has historic planning consent for use as A2 offices and financial services, and therefore it considers the property falls within use Class E. Interested parties should make their own direct enquiries to the local planning authority.



## PRICE

£690,000 for the freehold, subject to the existing tenancy agreements.

## VAT

We understand that VAT will not be charged on the sale price.

## RATES

We understand from internet enquiries made from the VOA website that the property has the following rateable values:

Ground Floor - TBC

First & Second Floor - £16,500

26 Ambury Road South - Council Tax rating of Band A.

For the year commencing 1 April 2023 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

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## EPC

84 High Street has an EPC rating of E(111).

26 Ambury Road South has an EPC rating of D(60).

A copy of the EPCs are available on our website.

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## LISTED STATUS

The property is Grade II conservation listed (No. 1128613) and is located within the Huntingdon Town Centre Conservation Area.

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## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs  
PE29 3YH  
Contact: Stephen Power  
[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)  
(01480) 451578

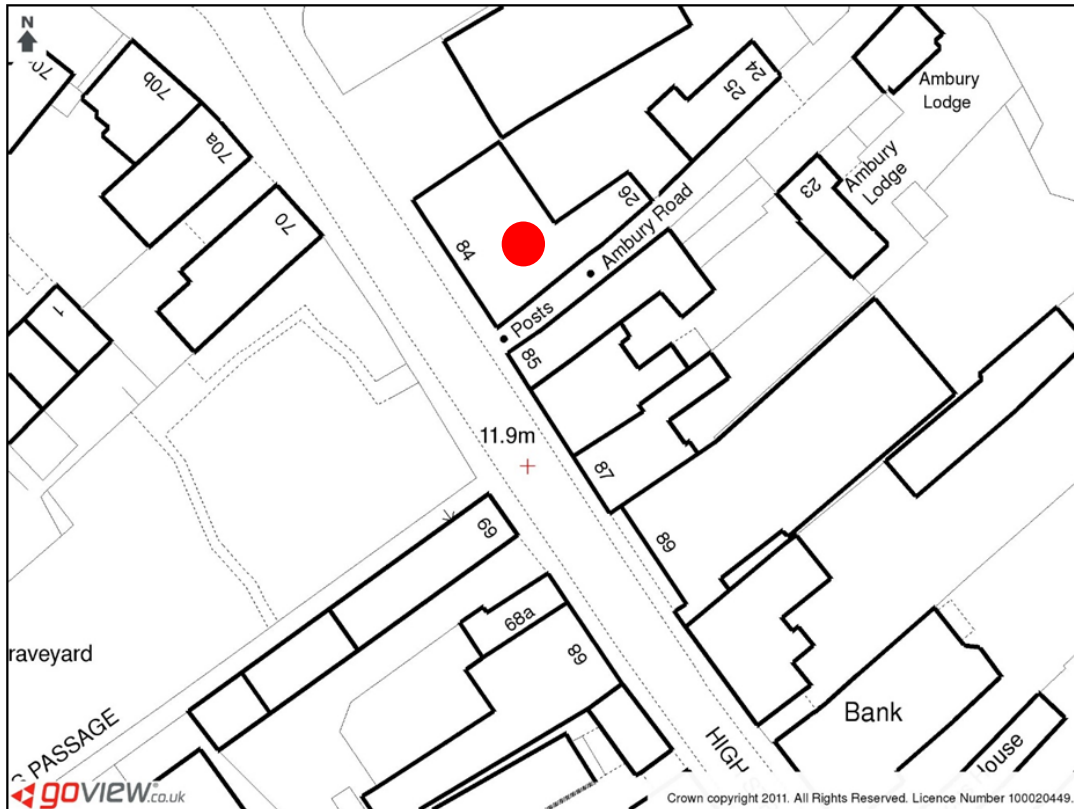


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