



**148-150 High Street, Huntingdon, Cambridgeshire
PE29 3YH**

811.1224208

Eddisons

148-150 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE, PE29 3YH



Agreement

To Let



Detail

Offices



Rent

£25,000 pa exclusive
plus VAT



Size

193.23 sq m (2,080 sq ft) NIA



Location

Huntingdon, PE29 3YH



Property ID

811.1224208

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a self contained three storey office building with a large rear car park accessed through a private archway. The car park has twelve marked car parking spaces.

The accommodation provided offers a mixture of individual private offices as well as an open area on part of the ground floor. Access to the office is through a main front door off the High Street into a reception area or alternatively via the rear car park into a lobby and stairs linking all three floors.

The property comprises both fully refurbished original floor space and a modern extension. This includes a number of original period features. There is full gas fired central heating. The property is a Grade II Listed Building.

Accommodation

Area	m ²	ft ²
Ground Floor	58.98	634.8
First Floor	66.55	716.3
Second Floor	67.76	729.3
Total Net Internal Area	193.29	2,080

Accommodation Summary

Ground Floor

Reception

Main open plan office area

Rear office

Access to rear and stairwell

WC

First Floor

Five offices including two large offices, front and rear centered around a lobby with WC and kitchenette

Second Floor

Four offices including two large offices, front and rear

The large front office could be used as a meeting room

WC

Services

Mains water, gas and electricity are connected to the building. Interested parties are advised to make their own investigations to the relevant utility service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

Tenure

Leasehold.

Rent

£25,000 pa exclusive plus VAT.

Rates

Charging Authority: Huntingdonshire District Council
Description: Office and Premises
Rateable value: £19,750
UBR: 0.499
Period: 2024-2025

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.

Legal Costs

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

1979 Estate Agents Act

In accordance with the 1979 Estate Agents Act, it is confirmed that a number of the owners of the building are also employees of Eddisons.

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 tenants prior to instruction of solicitors.

Location

The historic town of Huntingdon lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles to the south of Peterborough. The A14 trunk road bypasses the town to the south and has undergone a major upgrade between Huntingdon and Cambridge which has considerably reduced journey times and improved local accessibility. The A1 links with the A14 and the M11 which is located just to the south of Cambridge.

In addition to the A14 works, there have been significant improvements to Huntingdon's local road network providing better access to both the town centre and nearby Business Parks. Huntingdon also benefits from a mainline railway station with frequent services to London (St Pancras International/Kings Cross).

Huntingdon town centre offers a range of retail facilities and service providers as well as the town's railway and bus station and Huntingdonshire District Council.





