

OFFICE/CONVERSION OPPORTUNITY

FOR SALE



91 High Street, Ramsey, Cambridgeshire  
PE26 1BZ

811.1222024

Eddisons

# 91 HIGH STREET

RAMSEY, HUNTINGDON, CAMBRIDGESHIRE, PE26 1BZ



Agreement

For Sale



Detail

Office/Conversion  
Opportunity



Price

£100,000



Size

68 sq m (724 sq ft)



Location

Ramsey, PE26 1BZ



Property ID

811.1222024

**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

## Property

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The property benefits from a prominent position fronting directly onto High Street. It is situated a short distance from the town centre amenities. Internally the property comprises of three separate office areas split across ground and first floors, a kitchenette, WC and a storage area with access to a courtyard garden at the rear.

## Accommodation

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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	46	496
First floor	22	238
Total NIA	68	734

## Energy Performance Certificate

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We are awaiting an EPC.

## Services

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Mains services are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty is offered in respect of services or fixtures and fittings.

## 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:** Office and Premises  
**Rateable Value:** £4,950

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 For Sale, on terms to be agreed.

## Price

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£100,000 for the freehold interest. We understand that VAT is not payable.

## Legal Costs

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

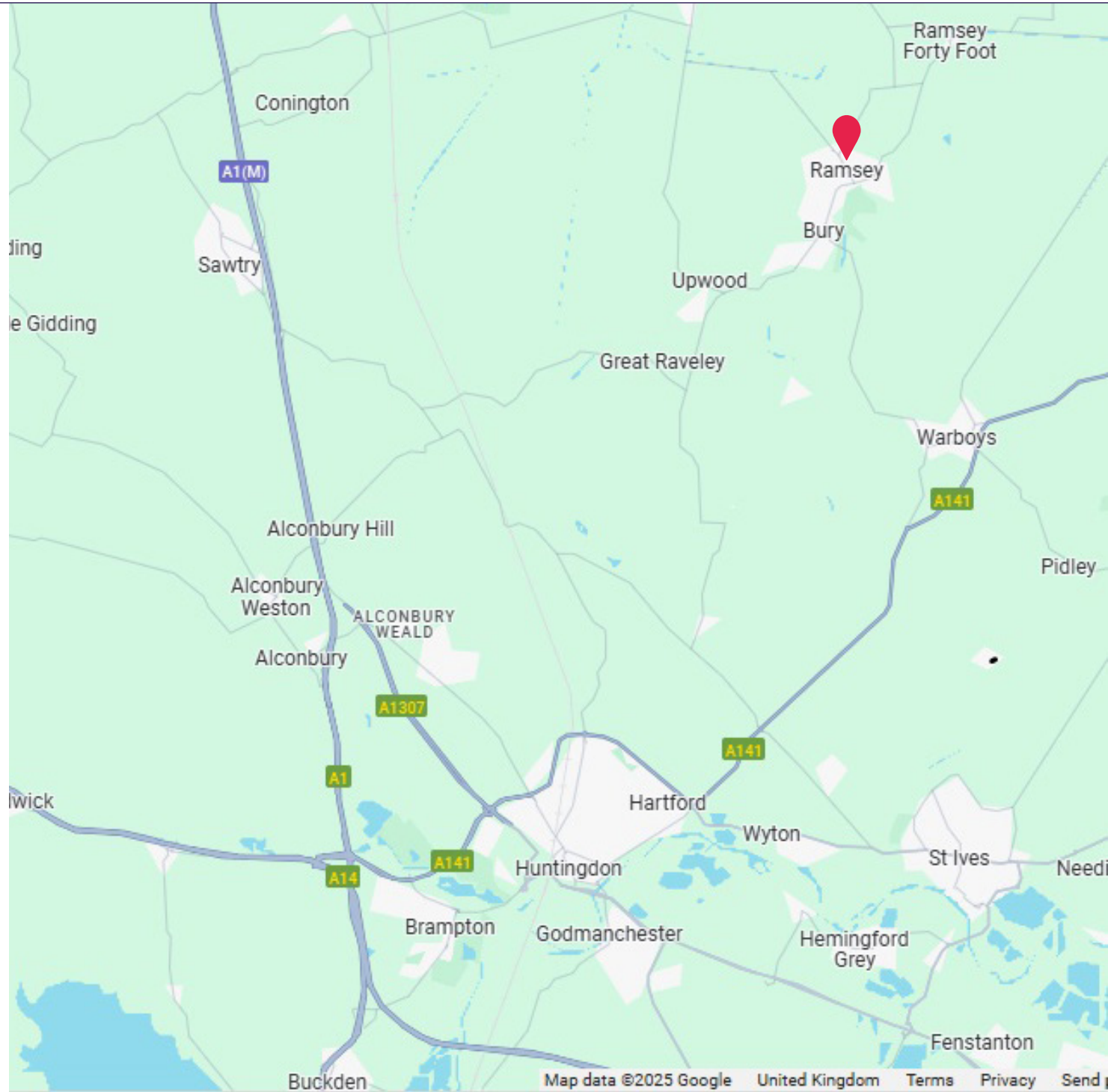
## Anti-Money Laundering

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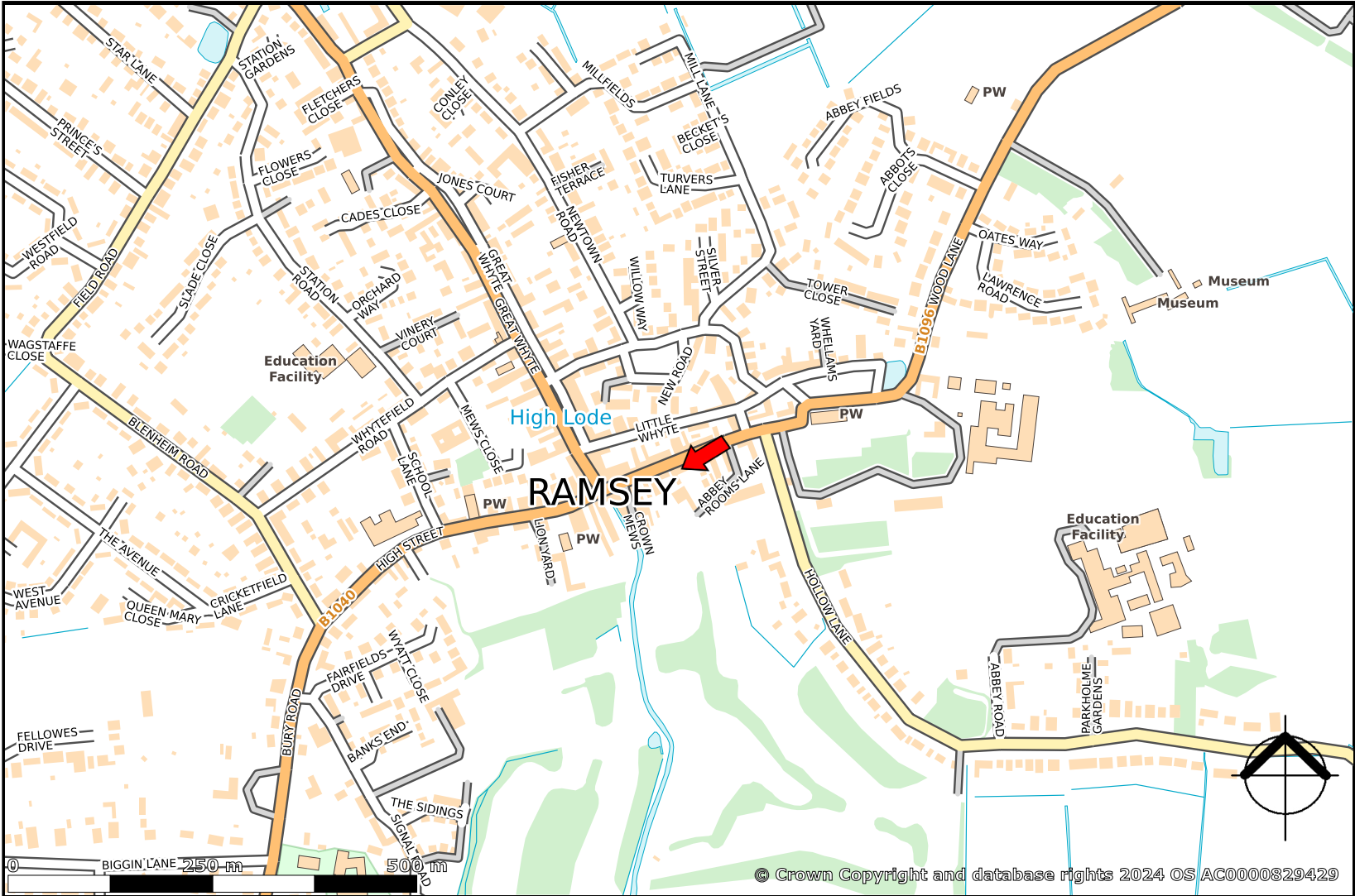
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Ramsey is a Fenland market town situated 11 miles north of Huntingdon, 9 miles east of the A1 (via the B660) and 13 miles south-east of Peterborough. The town benefits from being a hub for the nearby villages and communities with a far wider catchment in addition to its local residential population of 7,000.



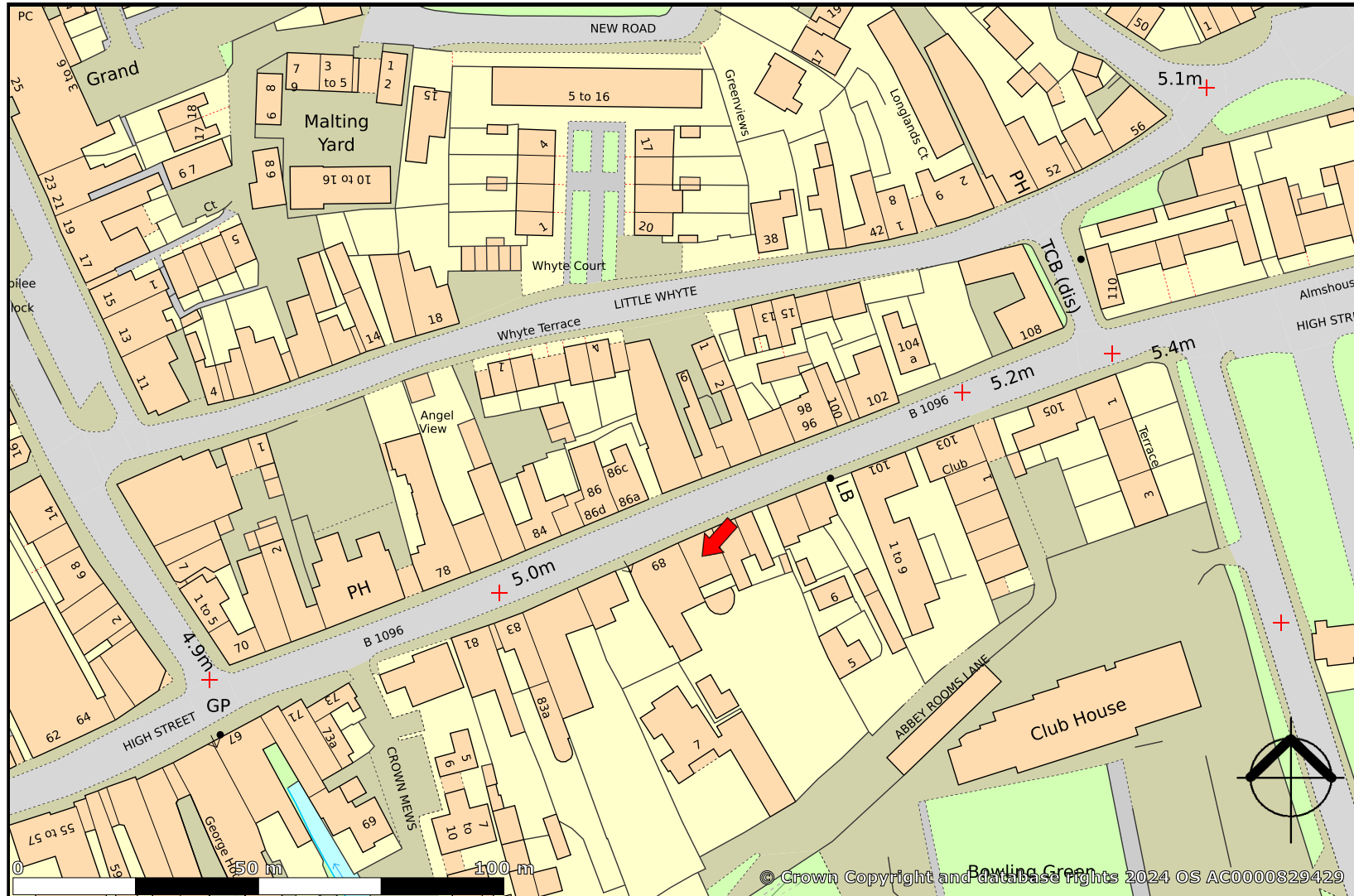




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Plotted Scale - 1:7,500

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Plotted Scale - 1:1,250

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