

**TWO HIGH PROFILE WORKSHOP UNITS WITH OFFICES**

**FOR SALE**



**AVAILABLE SEPARATELY OR TOGETHER**

**13 & 14 Clifton Road, Huntingdon, Cambridgeshire  
PE29 7EJ**



**BTG  
Eddisons**

# 13 & 14 CLIFTON ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 7EJ



Agreement

For Sale



Detail

Workshop units with offices



Price

£430,000 - £860,000



Size

426.41 sq m - 852.82 sq m  
(4,590 - 9180 sq ft)



Location

Huntingdon, PE29 7EJ



Property ID

811.1210289

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



**STEPHEN POWER**  
MRICS MCIQB  
Director

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07866 165016  
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## Property

A pair of adjacent workshop units with offices to the front. The units have most recently been occupied by a single tenant, but could be split into two separate units, each of which would comprise a workshop area with a rear loading door and benefitting from a front reception and offices.

## Accommodation

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>
<b>Unit 13</b>		
Workshop	386.74	4,163
Offices	39.65	427
Total GIA	426.39	4,590
<b>Unit 14</b>		
Workshop	386.74	4,163
Offices	39.65	427
Total GIA	426.39	4,590
<b>Combined GIA</b>	<b>852.82</b>	<b>9,180</b>

## Energy Performance Certificate

Rating: G (190).

A copy of the EPC is available from the agent.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that mains water, electricity and gas supplies are available to the premises. 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

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Factory and Premises  
**Rateable Value:** £39,750

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.

## Price

Unit 13 - £430,000

Unit 14 - £430,000

## VAT

We understand that VAT will be charged on the sale.

## Legal Costs

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

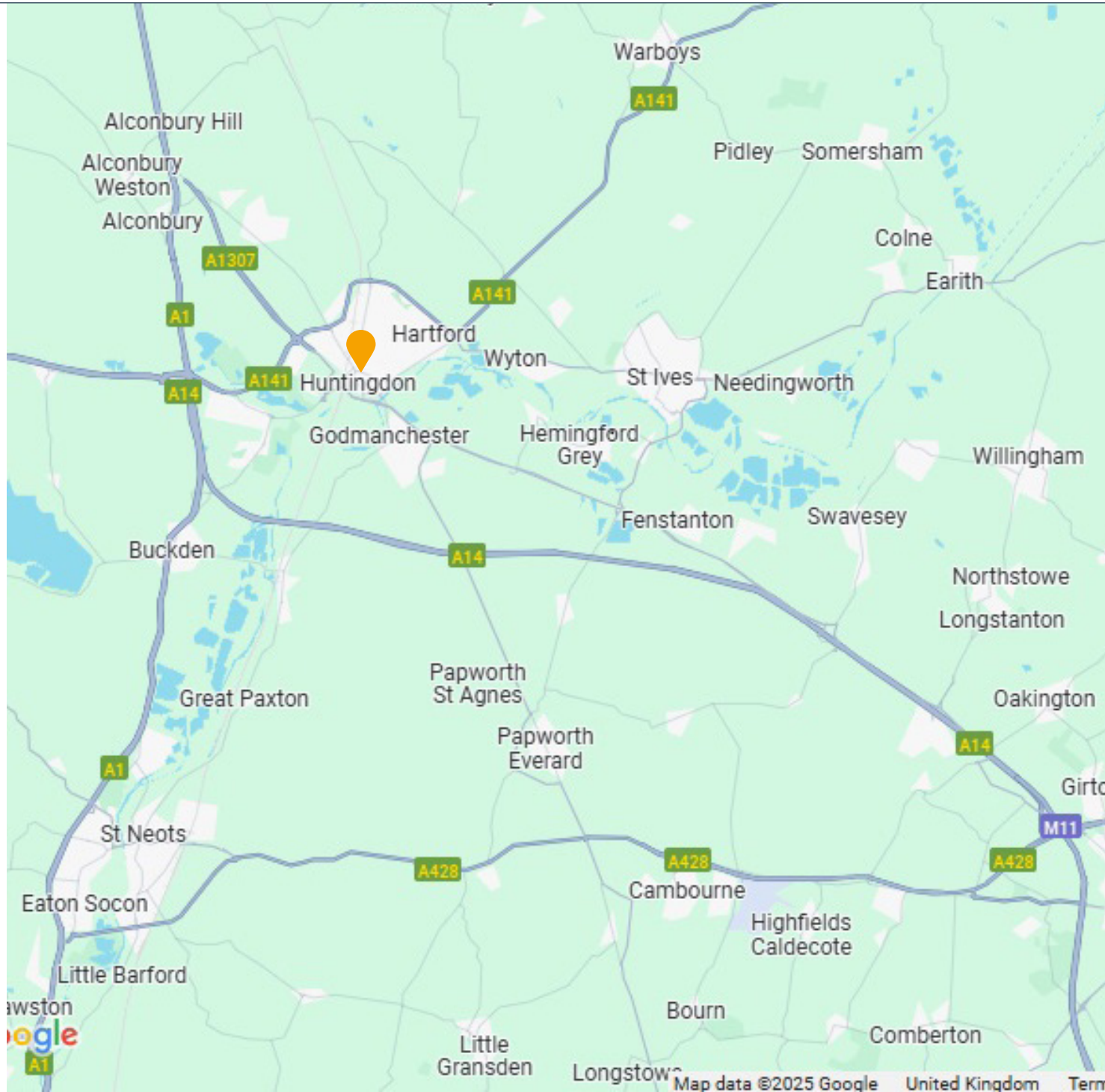
## Anti-Money Laundering

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 purchasers prior to instruction of solicitors.

## Location

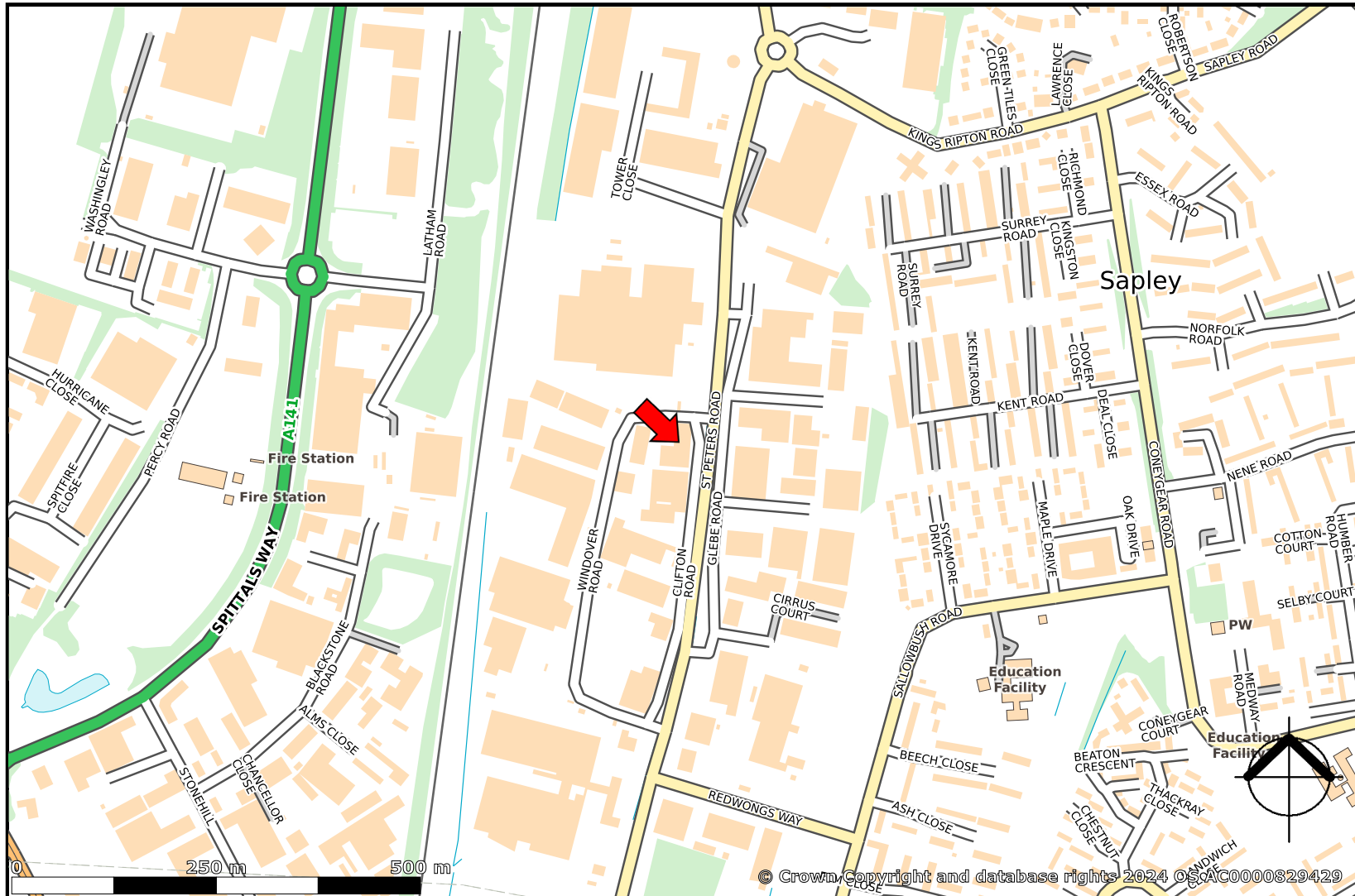
Huntingdon is an expanding market town with a population of approximately 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11/A1, M1/M6. The A14 has recently been significantly upgraded reducing times to Cambridge and the east. The junction of the A1/A14 is located 3 miles to the west of the town centre and there is a mainline railway station with regular services to London (St Pancras/Kings Cross).

13 and 14 Clifton Road are prominently situated within the St Peters Road Industrial Estate, the principle estate serving Huntingdon. The location benefits from good access to Huntingdon's northern bypass, which in turn gives direct access to both the A1 and A14 trunk roads. The location is also convenient for the town centre and the edge of town retail parks both of which are within walking distance, as are a number of substantial residential estates.





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