



St John's House, 84 & 84A High Street, Huntingdon, Cambridgeshire  
PE29 3DP

811.179324



BTG  
Eddisons

# ST JOHN'S HOUSE

84 & 84A HIGH STREET, HUNTINGDON, CAMBRIDGESHIRE, PE29 3DP



Agreement

For Sale



Detail

Multi-Let Investment



Price

£690,000



Size

287.08 sq m (3,091 sq ft)



Location

Huntingdon, PE29 3DP



Property ID

811.179324

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



**STEPHEN POWER**  
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Director

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## Property

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 are WCs, storage areas 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.

## 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>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>
<b>26 Ambury Road South</b> - not measured		

## Energy Performance Certificate

Ratings:

84 High Street E (111)

26 Ambury Road South D (60)

A copy of the EPCs are available on our website.

## 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.

## Town & Country Planning

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

**Charging Authority:** Huntingdonshire District Council

**Description:** Shop and Premises  
**Rateable Value:** TBC

**Description:** Offices and Premises  
**Rateable Value:** £16,500

**Description:** Car Parking Spaces (3)  
**Rateable Value:** £900

**Description:** 26 Ambury Road South  
**Council Tax Rating:** Band A

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.

## 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.

## Legal Costs

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

## Listed Status

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

## Anti-Money Laundering

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

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.







