

- Commercial investment comprising two adjoining buildings
- One building is fully let and one vacant
- Freehold

Description

A wonderful opportunity to purchase a substantial pair of commercial properties in the heart of the town of Huntingdon.

The two buildings are divided, but can also be interlinked, with one of the properties (No.28) fully let and therefore providing a wonderful investment income, while the other (No. 27) is vacant and offers the chance for a purchaser to occupy themselves or increase the rental income.

27 High Street, Huntingdon

A Grade II listed vacant commercial property in a prime location on the Huntingdon High Street. The property is of timber frame construction beneath a tiled mansard roof with two flat topped dormers, with the internal accommodation is arranged over 3 floors. The ground floor was previously used for a Taxi company, with the remaining floors occupied as additional office space.

The property comprises an approximate Net Internal Area as follows:

Ground floor: 371.42 sq ft

First Floor: 277.65 sq ft

Second Floor: 277.11 sq ft

Total: 926.18 sq ft

EPC rating E

28 High Street, Huntingdon

This Grade II listed property comprises a mid-terrace building constructed of red brick under a traditional tiled roof. The building retains a number of significant historic features, including a Doric-style entrance porch and feature stairwell. Additional 18th Century period characteristics are evidenced throughout, such as exposed structural beams and substantial fireplaces. The property is arranged over 3 floors.

The property comprises an approximate Net Internal Area as follows:

Ground floor: 1,150.65 sq ft

First Floor: 1,251.98 sq ft

Second Floor: 386.18 sq ft

Total: 2,788.81 sq ft

EPC rating E

There is a substantial car park to the rear which provides parking for approximately 16 vehicles.

VAT

No VAT is payable on the purchase price.



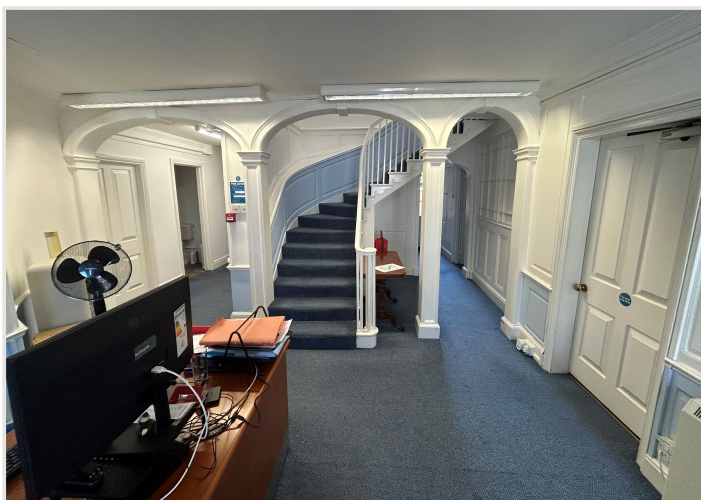
Location

Huntingdon is a well-connected and established market town, approximately 20 miles north-west of Cambridge and 18 miles south of Peterborough. The town is situated adjacent to the A14 which provides direct links to Cambridge, the M11, the A1(M), M1 and wider national motorway network to the west and north.

The property is located approximately a 5 minute drive from Huntingdon Train Station (15 minute walk) which offers regular direct services to London King's Cross, Peterborough and Cambridge.

Tenancies

No. 28 is let to Copleys Solicitors LLP on a 10 year lease from 1 June 2023 at an initial rent of £26,555 pa, subject to upward only rent reviews on 1st June 2026 and 1st June 2029. To exercise the 2026 review a notice must be served by 31st May 2027 or within 3 months of a tenants notice whichever is the sooner. There is a tenant only break option on 1 June 2028. See legal pack.



TENURE Freehold subject to a lease of 28 High Street

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Pippa Carr at Thomson Webb and Corfield, 16 Union Road, Cambridge, Cambridgeshire, CB2 1HE

VIEWING Cheffins Commercial Department 01223 213666

*For further details please see the Important Buyers Information on page 4