



## Retail freehold for sale

Ground Floor (total)	1,433 sq. ft	(133.13 sq. m)
First floor front room	204 sq. ft	(18.92 sq. m)

# 127 HIGH STREET, HUNTINGDON, PE29 3NE SHOP FREEHOLD FOR SALE

## In Brief

- **Freehold** available,
- Prime **central** location in market town,
- **Vacant** possession,
- **Immediately available**,
- Close to national retailers such as **Specsavers, Santander, Shoe Zone, Boots & Costa**.
- **Independent** retailers include a number of **coffee shops**.

### Location

Huntingdon lies on the north bank of the **River Ouse** with close proximity to market towns such as **St Ives, Bedford, and Cambridge**.

The town is a historically rich market town with a heritage of wealth and trading based via the River Ouse. The town has a **diverse range of commercial uses** as well as **easy access** into **Cambridge**.

Huntingdon has a steadily increasing **residential population of 76,880 homes** (2021 Census) with further new-build sites continuing to add to this.

The premises occupy a prime High Street location adjacent to **Specsavers** and opposite **Boots, Costa, Shoe Zone** and **Nationwide** as well as a number of **independent retailers** also close by.

### Freehold purchase

The premises are available to purchase freehold with full vacant possession.

### Freehold price guide

Offers in excess of £225,000 excluding VAT, subject to contract.

### Business Rates

The Valuation Office Agency assessment on their website ([www.vo.a.gov.uk](http://www.vo.a.gov.uk)) is as follows:

Rateable Value 2023 £23,500

Interested parties are advised to make their own enquiries of the Local Authority.

### VAT

The property is not elected for VAT.

### Legal Costs

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

### Anti-Money Laundering

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### Accommodation

The premises are arranged on the ground floor, with a separate room at the front, with no current access, and has the following approximate dimensions/area:

Gross frontage	17 ft	5.18 m
Internal width	15 ft 4 in	4.67 m
Widening to	21 ft 3 in	6.48 m
Shop depth	75 ft 5 in	23.00 m
Ground floor (sales)	1,064 sq. ft	(98.86 sq. m)
Ground floor (storage)	303 sq. ft	(28.15 sq. m)
Kitchen	66 sq. ft	(6.13 sq. m)
TOTAL	1,433 sq. ft	(133.13 sq. m)
*First floor	204 sq. ft	(18.45 sq. m)

**\*NOTE:** The first floor is a single room which currently has no direct access (access is via a hatch at the front of the shop).

There are WC facilities.

The unit also benefits from rear loading and one parking space.

### EPC

The property has an energy rating of D (84). Full details available on request.

### Enquiries and Viewings

James Lankfer

01223 841841

[James.lankfer@bidwells.co.uk](mailto:James.lankfer@bidwells.co.uk)

Matt Hallam

07442 634355

[Matt.hallam@bidwells.co.uk](mailto:Matt.hallam@bidwells.co.uk)

**INTERNAL IMAGES:**



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## HIGH STREET IMAGES:



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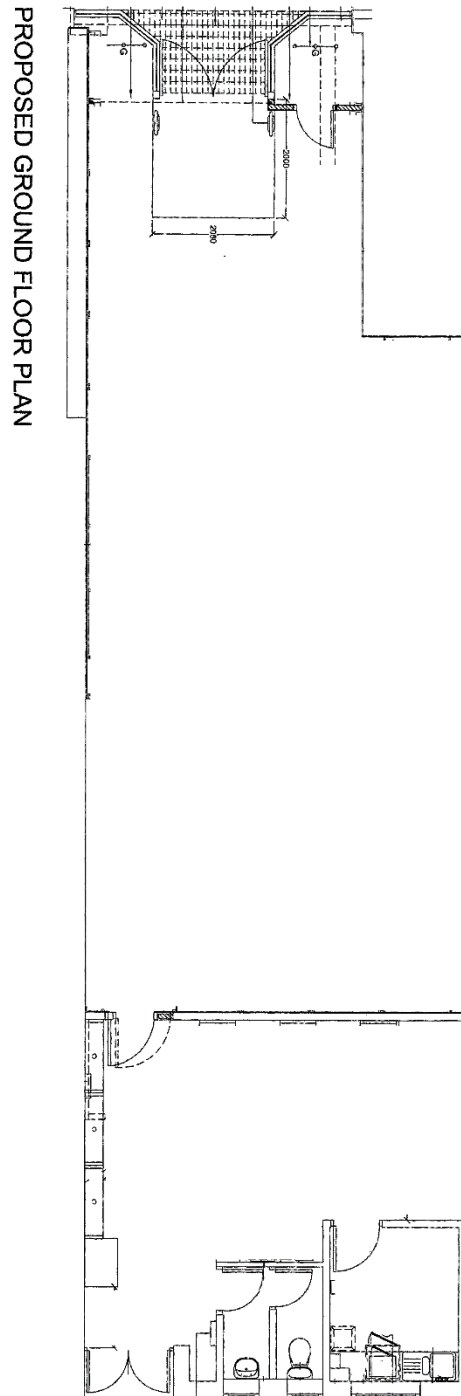
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**GROUND FLOOR PLANS:**

*NOT TO SCALE.*



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50 metres

Experian Goad Plan Created: 10/04/2024  
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