



Tenure
Freehold.

Location

Huntingdon is an historic and growing town, known for its racecourse and as the birthplace of Oliver Cromwell, situated on the River Great Ouse. The town occupies a strategic location at the junction of the A1 and A14 and lies 15 miles north-west of Cambridge, 17 miles south of Peterborough and 60 miles north of London. The town also benefits from regular mainline rail services to London (King's Cross) in under an hour.

The property is located on the south side of the pedestrianised section of the High Street, an established town centre trading location, between its junctions with All Saints Passage and St Benedict's Court. Occupiers close by include Brighthouse and Carphone Warehouse (both adjacent), WH Smith (opposite), Argos, The Works, Greggs, Clinton Cards, Santander, Boots the Chemist, Waitrose, Burton, Barclays and Iceland, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	5.6 m	(18' 5")
Net Frontage	4.6 m	(15' 1")
Ground Floor Sales	113.0 sq m	(1,211 sq ft)
First Floor and Second Floor – ancillary store		

Tenancy

The entire property is at present let to BRITISH HEART FOUNDATION for a term of 10 years from 25th March 2017 at a current rent of £28,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break clause in 2022(1).

Tenant Information

No. of Branches: Over 500.
Website Address: www.bhf.org.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Huntingdon

50 High Street

Cambridgeshire

PE29 3AQ

- **Freehold Shop Investment**
- Situated in an established pedestrianised trading location adjacent to Carphone Warehouse
- Entirely let to British Heart Foundation on a new 10 year lease
- Attractive market town
- Lease expiring 2027 (1)
- Current Rent Reserved
£28,000 pa

SIX WEEK COMPLETION AVAILABLE

