

INDUSTRIAL/WAREHOUSE UNIT

FOR SALE



Unit 7, Stukeley Road, Huntingdon, Cambridgeshire
PE29 6HF

811.1227816

Eddisons

UNIT 7, STUKELEY ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 6HF



Agreement

For Sale



Detail

Industrial/Warehouse Unit



Price

£100,000



Size

96.62 sq m (1,040 sq ft)



Location

Huntingdon, PE29 6HF



Property ID

811.1227816

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT

BSc (Hons) MRICS

Associate Director

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Property

The property provides a mid-terrace workshop unit being sold with vacant possession.

The unit is within an established block containing a variety of occupiers.

Internally there is a private office and WC at ground floor level adjacent to the main workshop, with stairs leading up to a mezzanine storage platform.

Externally there are a number of allocated parking spaces

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	69.89	752
Mezzanine	26.73	288
Total GIA	96.62	1,040

Energy Performance Certificate

Rating: To be confirmed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. 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:
Description:
Rateable Value:

Huntingdonshire District Council
Workshop and Premises
£7,800

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.

Tenure

The property is available For Sale.

Price

£100,000 for the freehold interest.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

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

Huntingdon is an expanding town with a population of approximately 26,000 and is well connected via both the A1 (north south) and the A14 (east west) which has recently undergone a significant upgrade substantially reducing journey times to Cambridge in the east.



