01223 467155 eddisons.com

INVESTMENT – FOR SALE





17A-19 HIGH STREET, HISTON, CAMBRIDGE, CB24 9JD

Price: £450,000

- Commercial investment
- Well located in the centre of Histon
- 3 miles from Cambridge and 0.5 miles from Guided Busway
- Producing £27,600 per annum exclusive

Size: 1,202 sq ft (111.63 sq m)

LOCATION

The village of Histon is located approximately two miles to the north of Cambridge city centre along the B1049 which links up with the A14 to the south. Histon has a population of approximately 4,500 and has a good variety of local shops, restaurants (including The Boot which is one of Raymond Blanc's brasseries), banks, Tesco Express and Co-operative convenience stores, public houses and other amenities. The subject property is located on the High Street.

DESCRIPTION

The property comprises a self-contained ground floor retail unit occupied by a longstanding local estate agent. To the first floor is a further self-contained office.

At the rear of the property is a private car park with 5 parking spaces.

ACCOMMODATION

The property has the following approximate Net Internal Area:

Ground Floor: 52.77 sq m (568 sq ft)

First Floor: 58.86 sq m (634 sq ft)

TENANCIES & AVAILABILITY

Ground floor - Let to Tylers Property Partnership Ltd for a term of 12 years from 8th January 2014 at a rent of £17,600 per annum.

First floor - Let to TaxSwag Ltd for a term of 10 years from 29th March 2019 at a rent of £10,000 per annum.

Further details available on request.

RATFS

The rateable values are as follows: Ground Floor - £11,750 First Floor - £7,600

PRICE

Offers in the region of £450,000 are sought for the freehold interest subject to the existing leases.

VAT

We understand that VAT will be payable on the purchase price.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC rating of D (92). A copy of the EPC is available on request.

VIEWING

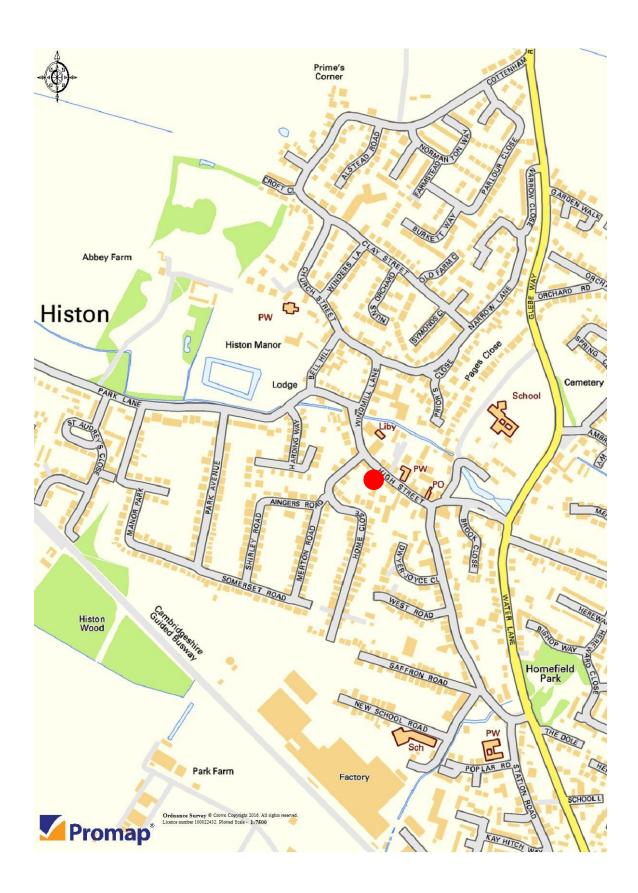
Strictly by appointment with the sole agents:-

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