

HUNTINGDON

Unit 5 & 6, St Germain Walk PE29 3FG

PRIME SHOP – SUBJECT TO VACANT POSSESSION



LOCATION

Huntingdon is a strong affluent market town located approximately 15 miles north west of Cambridge and 19 miles south of Peterborough. The town has a resident population of approximately 18,000 and serves a catchment of 56,000 within a 10 minute drive time.

The unit is well located being adjacent to **Sainsbury's** and **Superdrug** and in close proximity to **Sports Direct** and **Peacocks**. **B&M opened a new store in 2024**. The unit is opposite the car park with approx. 700 spaces (surface and MSCP).

The Chequers Centre extension opposite is anchored by **M&S Foodhall**, **Next**, and **TK Maxx**. Other retailers in the vicinity include **Vision Express**, **Clarks** and **Caffe Nero**.

ACCOMMODATION

The premises are arranged over ground and first floors, providing the following approximate floor areas:

Ground Floor:	4,498 sq ft	418 sq m
First Floor:	2,175 sq ft	202 sq m

LEASE TERM

Available by the way of a new lease for a term to be agreed.

RENTAL

Further details upon request.

SERVICE CHARGE

£2,626 per annum – further details upon request.

INSURANCE

£1,811 per annum.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£115,000
UBR:	£0.555
Estimated Rates Payable:	£63,825 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Copy of certificate available upon request.

TIMING

Possession available late 2025 / early 2026.

CONDITIONS

Subject to vacant possession.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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