

HUNTINGDON

Unit 7, Chequers Court Shopping Centre, PE29 3LJ

PRIME SHOP – NEW LEASE AVAILABLE



LOCATION

Huntingdon is a strong affluent market town located approximately 15 miles north west of Cambridge and 19 miles south of Peterborough. National transport links are excellent via the A14 which links with the A1 and via the M11 connecting with the M25 and central London. The town has a resident population of approximately 18,000 and serves a catchment of 56,000 within a 10-minute drive time.

The premises occupy a prime location on the busiest footfall point in the popular Chequers Court location. Nearby occupiers include **Clarks**, **Vision Express**, and **Greggs**.

The Chequers Centre Extension is anchored by **Next**, **M&S Foodhall** and **TK Maxx**. Other retailers in the vicinity include **Sainsburys**, **Superdrug**, and **Sports Direct**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	473 sq ft
First Floor:	467 sq ft
Total Area:	940 sq ft

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Available on application.

SERVICE CHARGE

Estimated to be £800 per annum



RATING

The property is assessed for rates as follows:

Rateable Value:	£ 17,750
UBR 2025/26:	55.5p
Estimated Rates Payable:	£ 9,851

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

EPC

Available on request.

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 with the joint agents:

Filippa Mudd

FMX

07917 034807

filippamudd@fmx.co.uk

Kevin Taylor

Kevin Taylor & Associates

07870 948444

kevin.taylor9@btconnect.com

Date: September 2025

