



SITUATION

Located at the northern end of the High Street only a 100 yards from the pedestrianised retail section of this affluent market town, close to Market Square, opposite **NatWest** and amongst such multiples as **Lloyds TSB, Co-op Funeralcare, Pizza Express** and **William Hill**. Huntingdon lies 14 miles north-west of Cambridge and benefits from good road links via the A14 to Cambridge and the A1 to London.

PROPERTY

A Grade II Listed building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels.

The property benefits from access onto St. Georges Court at the rear.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Net Frontage 14'1" Shop Depth 28'9" Built Depth 32'10" WC	J.Phillips t/a Crazy Heads Hair Salon	15 years from 29th September 2018 (In occupation since 2013)	£10,000	FRI Rent Review & Tenant's Break March 2026.
First and Second Floor Flat	Not Inspected	2 Individuals	999 years from 1st September 2006	Peppercorn	FRI
				Total: £10,000	

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Spratt Endicott
Tel: 01295 204 156 Ref: Ben Madden
Email: bmadden@se-law.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page