



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, and amongst such multiples as **NatWest**, **Lloyds**, **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 Double Fronted Shop** with separate rear access through the arch to a **Self-Contained Flat** at first floor level. The property benefits from access on to St. Georges Court at the rear where there is an enclosed area used as a bin store.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth WC	28'8" 27'5" 13'10"	I. Fusnik t/a Hair by Iwona	10 years from 21st November 2018 (Renewal of a previous lease – in occupation since 2009)	£13,200	FRI Rent Review 2023. £1,666 Rent Deposit held
Bin Store			Red Rock Estate & Property Management Ltd	Licence to occupy	£1,000	Terminable on 3 months notice.
First Floor Flat	Not Inspected		2 Individuals	999 years from 1st September 2006	Peppercorn	FRI
					Total: £14,200	

£14,200 per annum

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

Vendor's Solicitors

Spratt Endicott
Tel: 01295 204 111 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