



127 High Street, Huntingdon, Cambridgeshire
PE29 3NE
811.1235103

127 HIGH STREET

HUNTINGDON, CAMBRIDGESHIRE, PE29 3NE



Agreement

To Let



Detail

Retail



Rent

£26,000 pa



Size

133.13 sq m (1,433 sq ft)



Location

Huntingdon, PE29 3NE



Property ID

811.1235103

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

A high profile town centre lock-up shop with prominent arcaded entranceway onto Huntingdon High Street, and convenient for town centre car parking and facilities. Nearby occupiers include Specsavers Opticians, Costa Coffee, Boots, Greggs, Santander and Nationwide Banks.

The shop benefits from a rear double loading door into the rear stockroom, with separate kitchen and WC.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground floor retail area	98.86	1,064
Ground floor storage	28.15	303
Ground floor kitchen	6.13	66
Total NIA	133.13	1,433

At the rear of the shop is a single car parking space in a private car park.

Agents Note - There is a single first floor room above the front retail area, with a total area of approximately 204 sq ft, however access is only via a hatch at the front of the shop.

Energy Performance Certificate

Rating: D (84)

A copy of the EPC is available on our website.

Services

We understand that mains electricity, water and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Shop and Premises
Rateable Value: £23,500
From 1 April 2026 - £24,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Lease Terms

The property is available by way of a new lease, on terms to be agreed directly with the landlord

Rent

£26,000 per annum.

Timing

The property is available immediately.

VAT

We understand that VAT will not be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

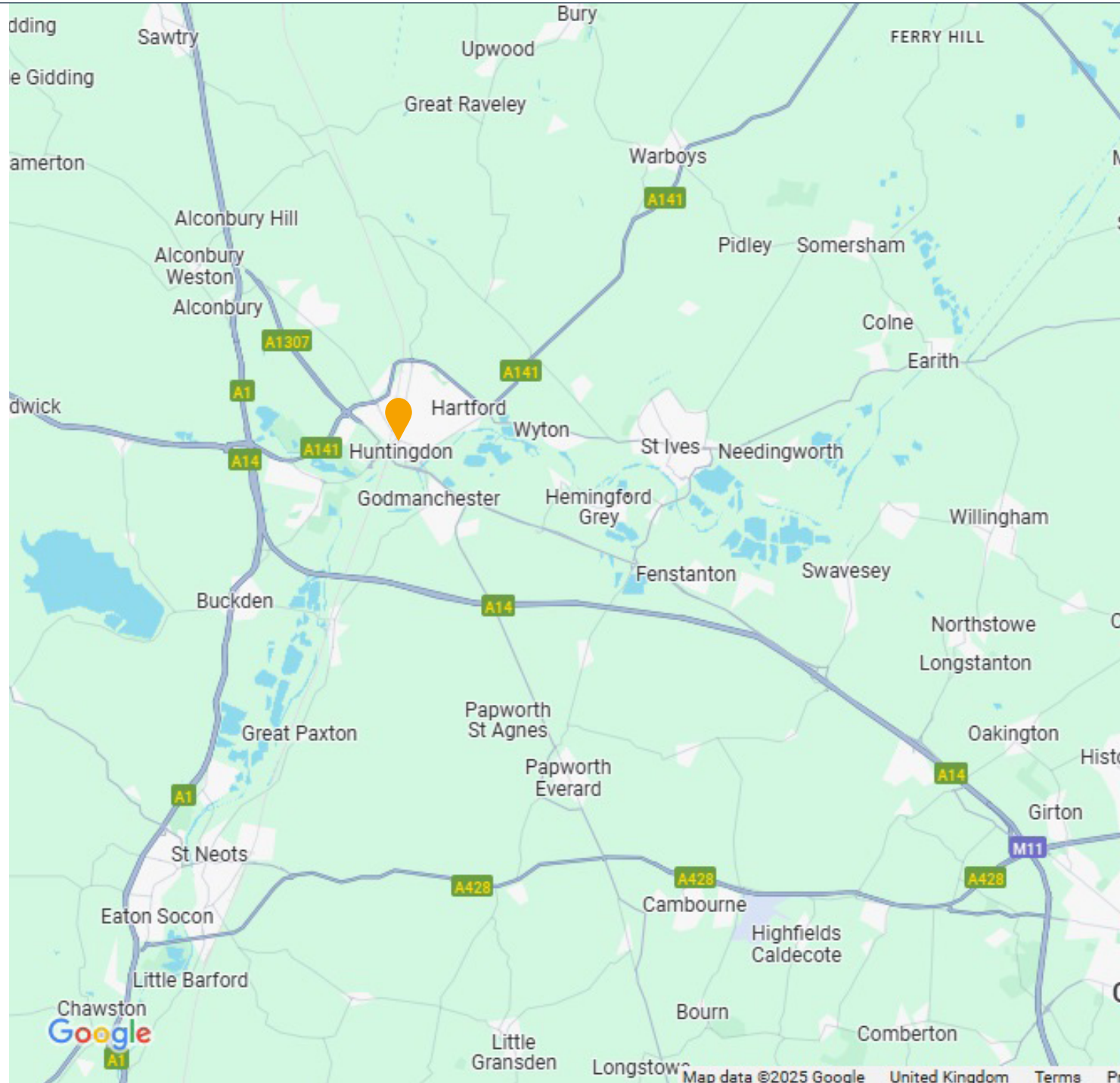
Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The expanding town of Huntingdon has a current population of approximately 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual carriageway route linking east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

The property is prominently located on the east side of the High Street in the pedestrianised zone at the centre of the town and in close proximity to Costa Coffee, Boots, Specsavers, Nationwide Bank and Santander Bank, Greggs bakery and numerous other national and local retailers. The location is also convenient for town centre services, car parking, bus and railway station.





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