



57a High Street, Ramsey, Huntingdon, Cambridgeshire  
PE26 1AB

811.1235088



**BTG**  
**Eddisons**

# 57A HIGH STREET

RAMSEY, HUNTINGDON, CAMBRIDGESHIRE, PE26 1AB



Agreement

To Let



Detail

Retail



Rent

£14,000 pa



Size

42.98 sq m (462 sq ft)



Location

Ramsey, PE26 1AB



Property ID

811.1235088

**For Viewing & All Other Enquiries Please Contact:**



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## Property

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A high profile end of terrace ground floor retail unit with a return frontage, prominently located on Ramsey High Street, the principle route into the town centre from the south.

The property benefits from a double fronted retail unit with glazed double door, with a separate WC and kitchenette facility in the rear. To the rear of the unit is extensive on-site car parking for staff and visitors.

## Accommodation

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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 <sup>2</sup>	ft <sup>2</sup>
Ground floor sales area	4298	462
Kitchen	3.27	35
Total NIA	46.25	497

## Energy Performance Certificate

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Rating: D (85)

A copy of the EPC is available on our website.

## Services

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We understand that mains water, electricity 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

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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

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**Charging Authority:** Huntingdonshire District Council  
**Description:** Shop and Premises  
**Rateable Value:** £8,500  
From 1 April 2026 - £8,500

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

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

## Rent

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£14,000 per annum.

## Timing

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The property is available immediately.

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

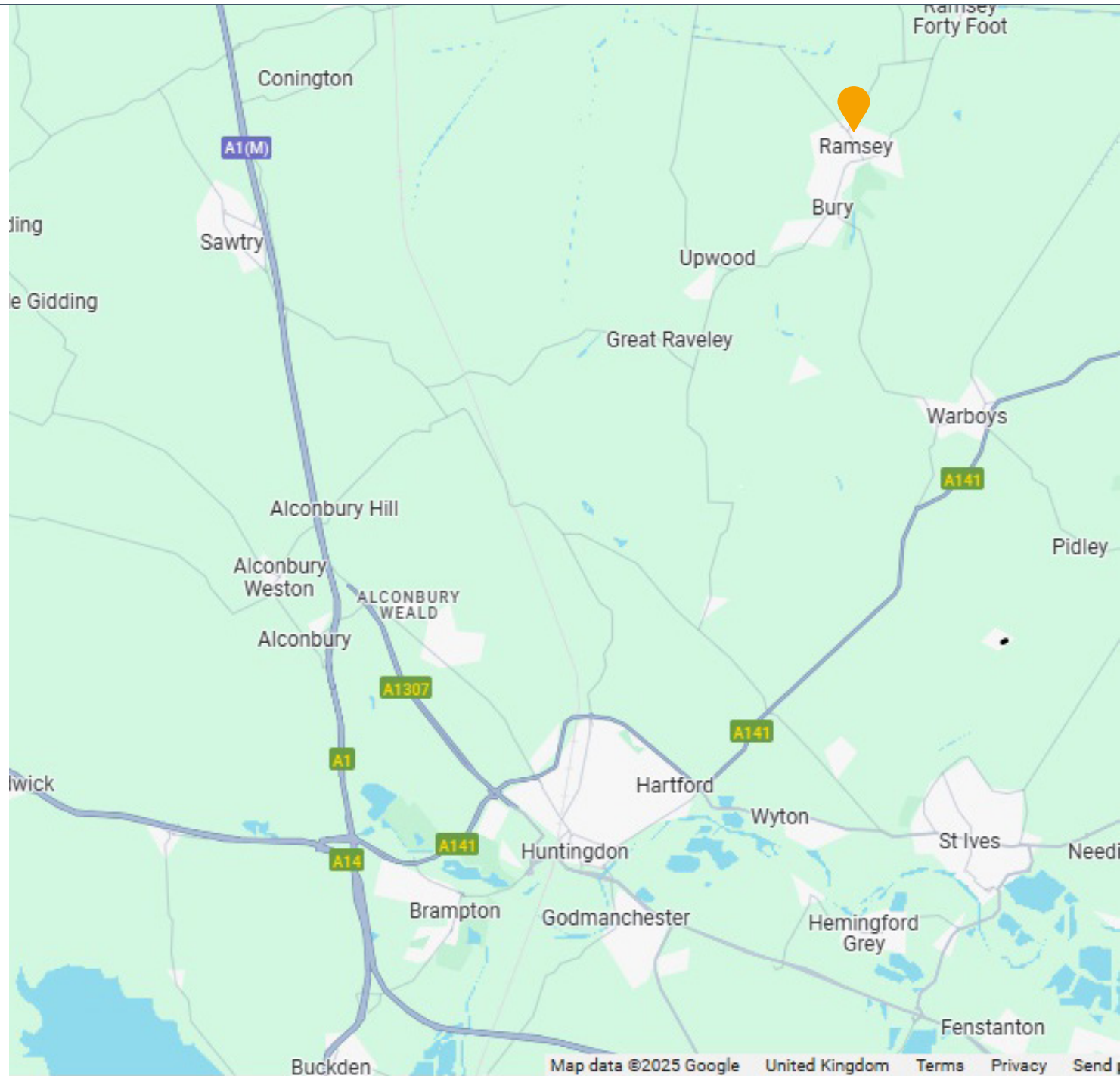
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Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements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

## Location

Ramsey is a Fenland market town located approximately 11 miles north of Huntingdon, 9 miles east of the A1 (via the B660) and 13 miles south-east of Peterborough. The town has an immediate residential population of approximately 7,000, and is also the focal point for a much wider rural catchment. The town has an established retail centre with a wide variety of both local and multiple retail businesses, as well as an established trading estate to the north.

57a High Street is prominently located on the east side of Ramsey High Street, close to the junction of the Great Whyte and town centre.







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