

On the Instructions of Marks & Spencer

HUNTINGDON

135 High Street

*PRIME
SHOP LEASE
AVAILABLE*

*FINANCIAL
INCENTIVES
AVAILABLE*



LOCATION

The property occupies a prime location along the pedestrianised High Street. The property benefits from parking to the rear and being nearby a number of multiple retailers including **Bon Marche, Costa Coffee, HSBC** and **Boots the Chemist**.

DESCRIPTION

The unit is arranged over ground and basement levels and provides the following approximate net internal floor areas:

Ground Floor Sales	5,812 sq ft	540 sq m
Basement Ancillary	1,918 sq ft	178 sq m

TENURE

The property is currently held by way of an effectively full repairing and insuring lease for a term of 20 years expiring 28th September 2023, subject to five yearly rent reviews. The rent review due September 2008 is currently outstanding.

RENT

The current passing rent is **£75,000** per annum exclusive.

TERMS

Financial incentives are available, subject to status.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £94,000 and the Rates Payable are £45,590. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Strictly via appointment with:-

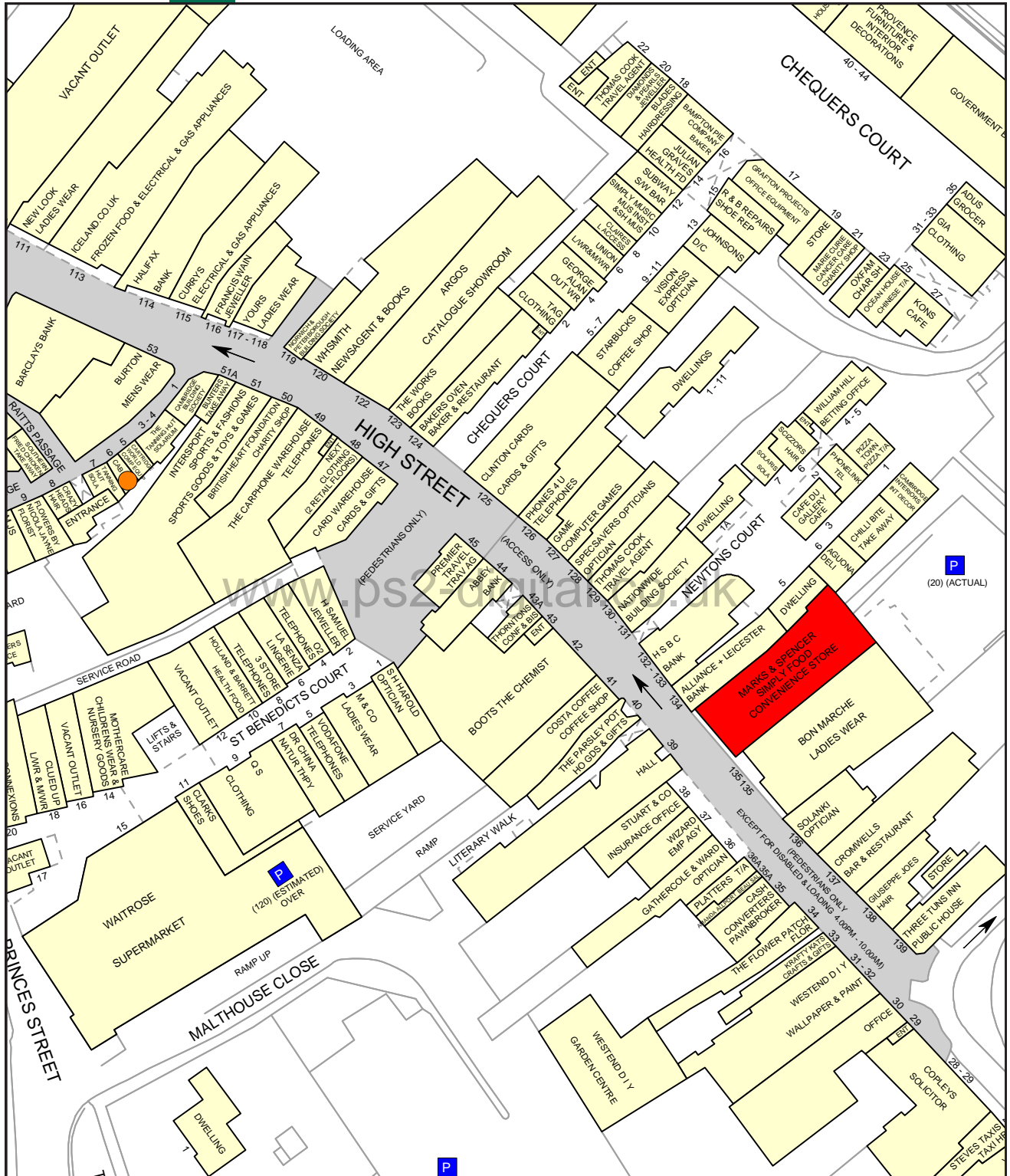
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Not to scale.

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