

To Let



Huntingdon

Unit 8, St Benedict's Court

Ground Floor: 823 sq ft (76.46 sq m)

Rent on Application

Location & Description:

- Huntingdon is an affluent market town, sitting approximately 19 miles north west of Cambridge and 22 miles south of Peterborough.
- St Benedict's Court is located in the heart of Huntingdon, a historic market town within Cambridgeshire.
- The shopping parade comprises a range of occupiers including Vodafone, My Dentist, Anytime Fitness, O2, Card Factory and H Samuel.

Demise:

Ground Floor 823 sq ft (76.46 sq m)

First Floor 695 sq ft (64.57 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current period stands at approximately £3,826.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £12,000.

Date Prepared:

March 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Kiera McLaughlin

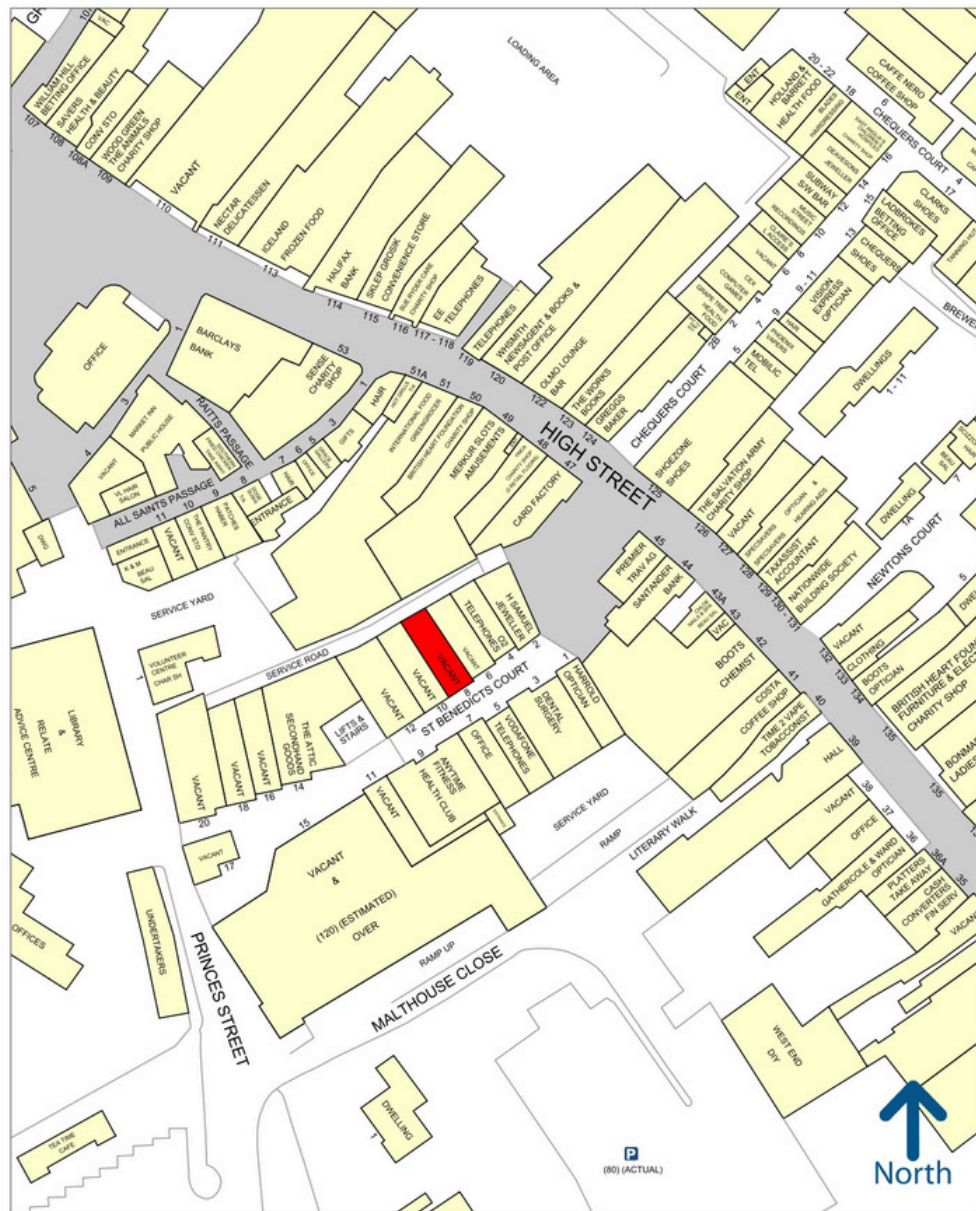
07591 835776

kiera@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



50 metres

Experian Goad Plan Created: 28/02/2025
Created By: Barker Proudlove Ltd



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