

To Let



Huntingdon

Unit 16, St Benedict's Court

Ground Floor: 1,043 sq ft (96.90 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:

We are advised that the units comprise the following approximate areas:

Ground Floor 1,043 sq ft (96.90 sq m)

First Floor 1,006 sq ft (93.46 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 £3,558.00.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £11,750.

Date Prepared:

July 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:

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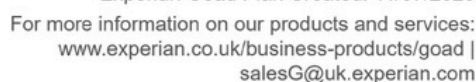
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