

To Let



Huntingdon

44 High Street, PE29 3AJ

Ground Floor: 927 sq ft (86.12 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- Huntingdon is an affluent market town, sitting approximately 19 miles north west of Cambridge and 22 miles south of Peterborough.
- The subject unit sits on the High Street and forms part of St Benedict's Court located in the heart of Huntingdon, a historic market town within Cambridgeshire.
- The subject unit is close to Boots, Greggs, Costa, Merkur Slots and more.

Demise:

Ground Floor 927 sq ft (86.12 sq m)

First Floor 797 sq ft (74.04 sq m)

Second Floor 580 sq ft (53.88 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 £6,232.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £24,250.

Date Prepared:

February 2026

Subject to Contract

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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Huntingdon (44 High Street Goad)

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