

To Let



Huntingdon

Unit F, St Benedict's Court

First Floor: 5,509 sq ft (511.80 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.
- The subject unit is a former Snooker hall, occupying a first floor position with direct access to the car park.
- Nearby occupiers include Anytime Fitness, Vodafone, 02 and H Samuel.

Demise:

First Floor: 5,509 sq ft (511.80 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 £4,344.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £21,000.

Date Prepared:

February 2026

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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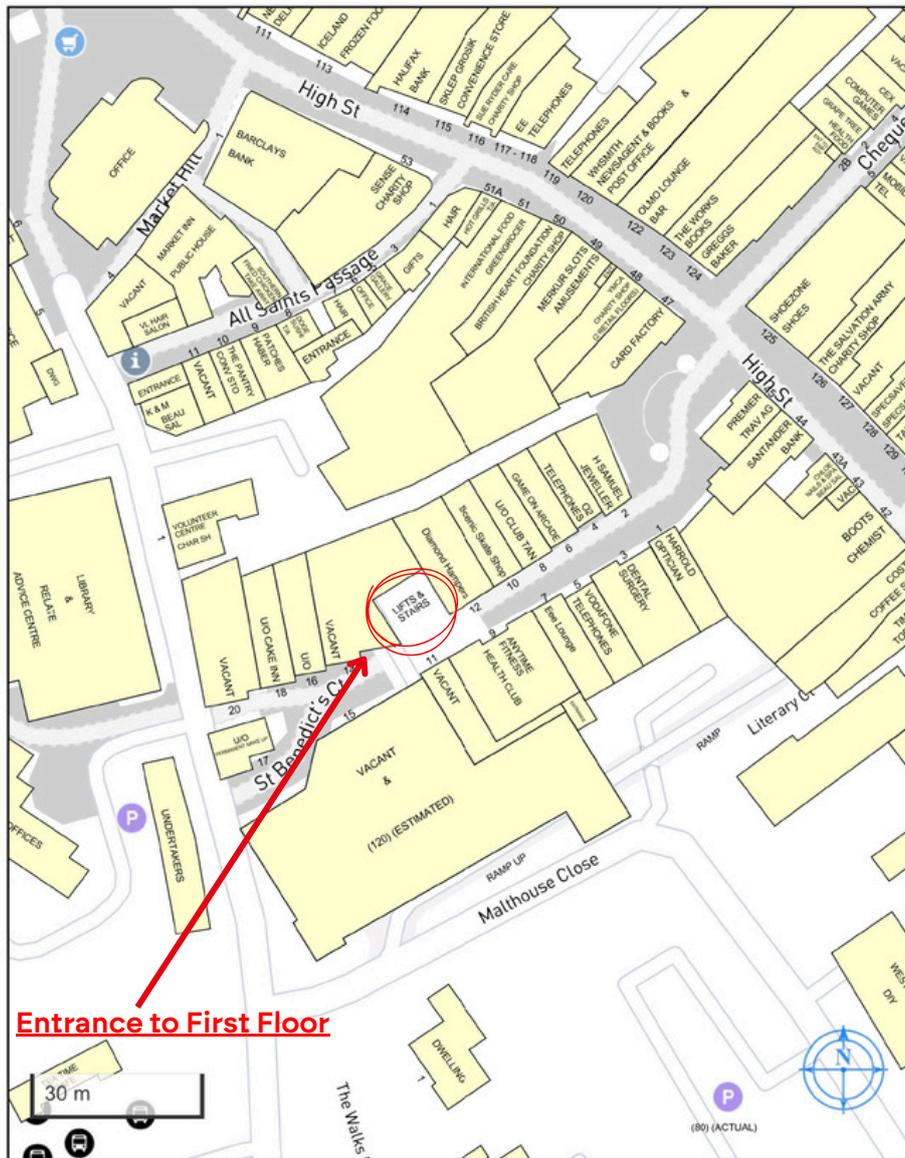
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 Huntingdon (Organisation)
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