12 All Saints Passage, Huntingdon, Cambridgeshire, PE29 3LE

Rent: £25,000 pa exclusive

Size: Approx. 379.54 sq m (4,086 sq ft)

- Town centre location
- D2 Planning Consent
- Former nightclub
- Principal accommodation on first and second floors
- Lift to all floors
- Fitted bar areas
- Cellar and storage areas
- Close to Market Square and bus station
- Suitable for a range of uses (STP)

‘Voted by the Estates Gazette Most Active Agent in the East of England 2014, 2015, 2016’
LOCATION
The expanding riverside town of Huntingdon has a current population of approximately 20,000, but draws on a much larger catchment. The town has large areas of additional housing and business development planned together with the redevelopment of the former RAF Base at Alconbury which will provide in the region of 5,000 new homes.

Two major redevelopments in the town centre of Huntingdon are nearing completion, these being the Huntingdon West Development link road and surrounding redevelopment and the redevelopment of Chequers Court in the town centre to provide a substantial increase and improvement to the retail areas.

DESCRIPTION
The property comprises accommodation arranged over ground, first and second floors. The building was originally constructed as a cinema but has most recently been occupied as a nightclub. The accommodation is suitable for a wide range of leisure and business uses (subject to planning) and proposals are invited from interested parties.

FLOOR/SITE AREAS

<table>
<thead>
<tr>
<th>Floor</th>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Reception/entrance lobby, cloakroom and store</td>
<td>22.89 sq m (246 sq ft)</td>
</tr>
<tr>
<td>First</td>
<td>Office</td>
<td>30.43 sq m (328 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Cellar</td>
<td>13 sq m (140 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Lobby</td>
<td>10.22 sq m (110 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Store</td>
<td>49.95 sq m (538 sq ft)</td>
</tr>
<tr>
<td>Second</td>
<td>Upper Bar/dance floor area</td>
<td>196.67 sq m (2,117 sq ft)</td>
</tr>
<tr>
<td>Second</td>
<td>Lower Bar/dance floor area</td>
<td>56.38 sq m (607 sq ft)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>379.54 sq m</strong> (4,086 sq ft)</td>
</tr>
</tbody>
</table>

LEASE TERMS
The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES
We understand from enquiries made of the VOA website that the property has a current rateable value of £29,000 (2017 List).

For the year commencing 1 April 2017 rates will normally be charged at 47.9p in the pound. However the amount may be affected by transitional adjustments and some occupiers may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with their Local Council.

RENT
£25,000 per annum exclusive.

LEGAL COSTS
The ingoing tenant shall make a contribution of £500 towards the landlord’s legal costs.

ENERGY PERFORMANCE RATING
The property has an EPC of C (72). A copy of the EPC is available on our website.

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office
VIEWING
Strictly by appointment with the sole agents:-

Barker Storey Matthews
150 High Street, Huntingdon, Cambridgeshire
PE29 3YH

Contact:
Stephen Power or Matthew Hunt
srp@bsm.uk.com / mjh@bsm.uk.com
(01480) 451578

Ref: 7H895 160510 rv

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Bury St Edmunds ● Cambridge ● Huntingdon ● Peterborough
ORDNANCE SURVEY PLAN

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