

# To Let



## Huntingdon

Unit 6, St Benedict's Court

Ground Floor: 853 sq ft (79.25 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 Mobiles, Card Factory and H Samuel.

### Demise:

Ground Floor 853 sq ft (79.25 sq m)

First Floor 876 sq ft (81.38 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) - £12,500

### Date Prepared:

March 2025

### Contact Us:

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