



To Let Commercial Unit

Cambridge Road | Fenstanton | Huntingdon

BERRYS

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Former Little Chef Restaurant

Fenstanton | Huntingdon | PE28 9HY

- Situated in a prominent roadside position
- Available to let by way of leasehold assignment
- Site area extending to approx 0.25 acres / 0.10 hectares

Location

The property is located approximately 6 miles east of Huntingdon and 12 miles north west of Cambridge. The property is situated adjacent to Huntingdon Road (A1307) which connects to the A14 (Junction 24) approximately 2.5 miles east of the property. The A1 / A14 intersection is situated approximately 10 miles west of the property.

Description

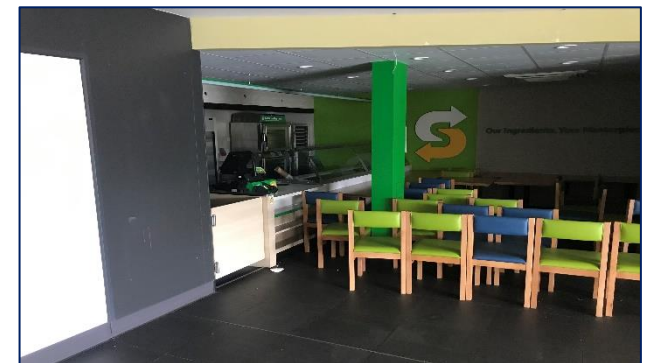
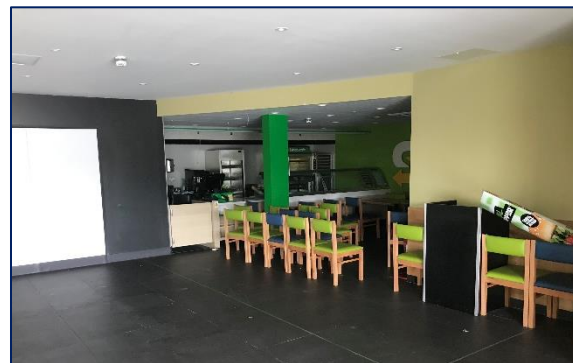
The property comprises a former Little Chef restaurant which has more recently traded as a Burger King and Subway takeaway.

The property extends to approximately 459.8 sq. m / 4,949 sq. m. Internally, the property is laid out to provide open plan dining area and WC facilities to the front of the property. To the rear there are kitchen and food preparation areas with walk in cold storage and staff welfare areas.

Accommodation

The property extends to approximately 459.8 sq. m / 4,949 sq. ft GIA.

The site area extends to approximately 0.25 acres / 0.10 hectares.



Tenure

Leasehold.

The property is available (subject to contract & landlords consent) by way of leasehold assignment of the existing lease which is due to expire in September 2029.

A copy of the lease is available to interested parties.

Planning

We understand that the property has consent under use classes A3 (Restaurants & Cafes) and A5 (Hot Food Takeaways). The site may be suitable for a variety of uses and any interested party should make their own enquiries with the local planning authority.

Rates

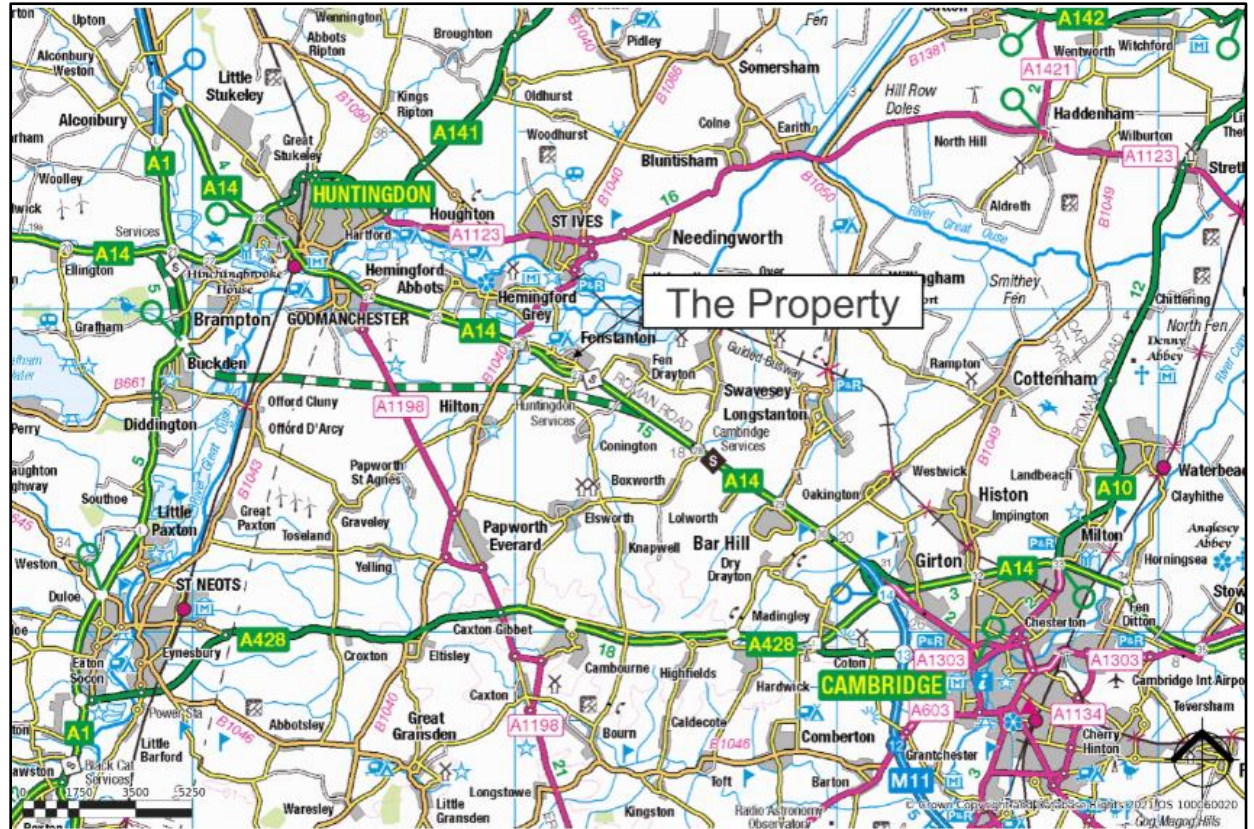
The property has a rateable value of £50,500.

For the year commencing 1 April 2021 the business rates multiplier is 49.9p.

Terms

The property is available (subject to contract & landlords consent) by way of leasehold assignment of the existing lease which is due to expire in September 2029.

A copy of the lease is available to interested parties





Legal Costs

Each party to bear their own legal fees and costs incurred during the transaction.

Services

We understand that all main services are connected to the property. These have not been tested.

EPC

Rating C (75)

Important Notice

Berrys, its clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

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