



FOR SALE

Development Land

36 St Peter's Road, Huntingdon, Cambs, PE29 7DA

Site Area - 1.21 Ha (3 Acres) Approx.

Suitable for Industrial Commercial/Trade Counter/Showroom/Retail Use (STP)

Located within One Mile of Town Centre

Tesco, B&Q, Topps Tiles, Carpetright, Jewsons within Immediate Vicinity

For more information please contact Philip Halmshaw

Tel: 01480 213811 or email: phalmshaw@barfords.co.uk

Huntingdon

Huntingdon is an expanding town which benefits from a strategic location at the crossroads of the A14 and A1. The town has a strong retail base and its pedestrianised High Street benefits from the presence of a selection of national multiples.

The A14 (A1-M1 link) has provided an important route from the West Midlands and North West to the East Coast Ports. The town also benefits from regular electrified rail services to Kings Cross in under the hour, and from its proximity to Stansted Airport, which is approx. 46 miles to the south via the M11 motorway.

St Peter's Road

The St Peter's Road industrial estate is located in an excellent position within one mile of Huntingdon Town Centre and lies about the same distance from the A14 dual carriageway at the Spital's Interchange.

Over the past few years there have been a number of developments which have changed the profile of the area. Many of these developments have been retail in nature, and as such have started to improve the overall environment. Typical of these developments are Tesco and the non food retail park at the northern end of St Peter's Road; Tower Field Leisure Park, which adjoins Tesco; the Granite Trade Centre which is home to a number of retail and trade companies; Jewsons on the former British Telecom site and Kwik-Fit. Planning permission was granted in 2007 for a Wickes/Travis Perkins unit in St Peter's Road, just to the south of the subject property.

The Site

The site formerly comprised an engineering works with a gross internal area of approx. 3779 sq m (40,678 sq ft). This has now been demolished and the site is left with a hardcore surface in anticipation for future development. The site is also securely fenced and has total area of circa 1.21 Ha (3 Acres).

Development Options

The site is located in a prominent position and benefits from a frontage of 125m to St Peter's Road. As stated above, the profile of St Peter's Road has changed significantly over the past 10-15 years with food and non-food retail uses, together with trade counter and showrooms having become established in the area.

It is considered that there is scope for the site to be redeveloped for a range of alternative higher value commercial uses. Discussions have been held with the Planning Authority and interested parties may wish to discuss the redevelopment options with the agents.

Services

It is understood that mains water, electricity, gas, drainage and telecom supplies are available to the site. Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Terms

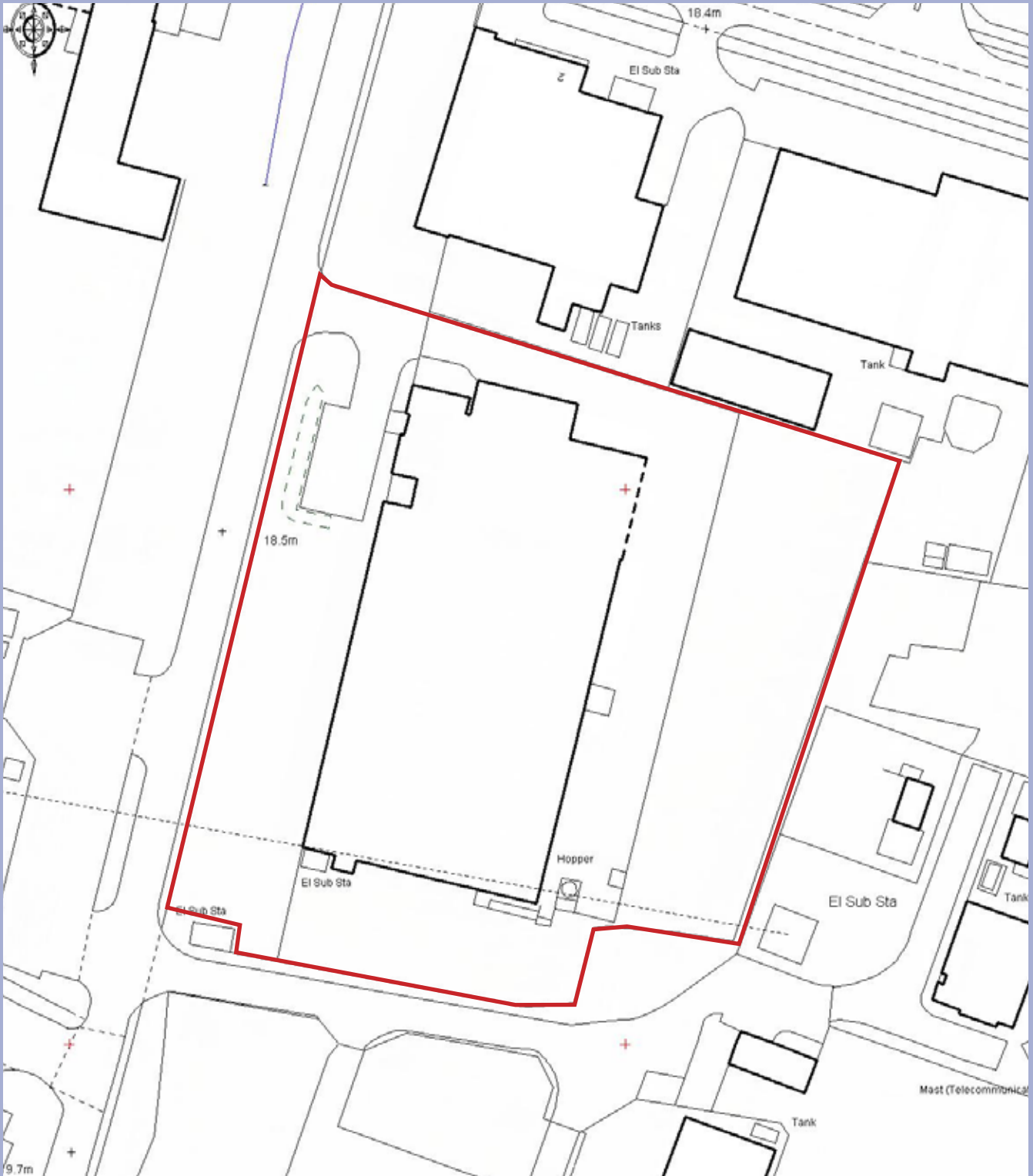
Offers are invited for the freehold of the site. Proposals for a conditional sale will be considered on their merits.

Viewing

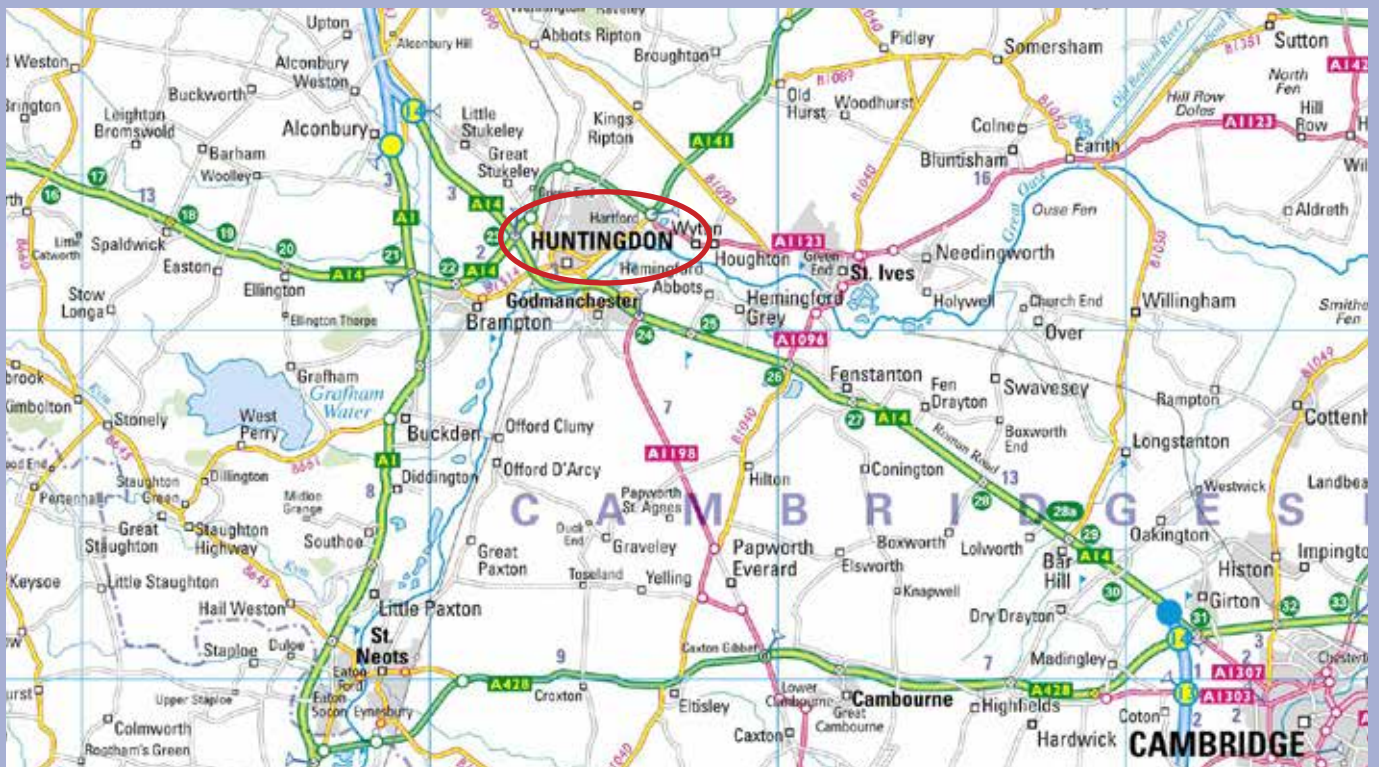
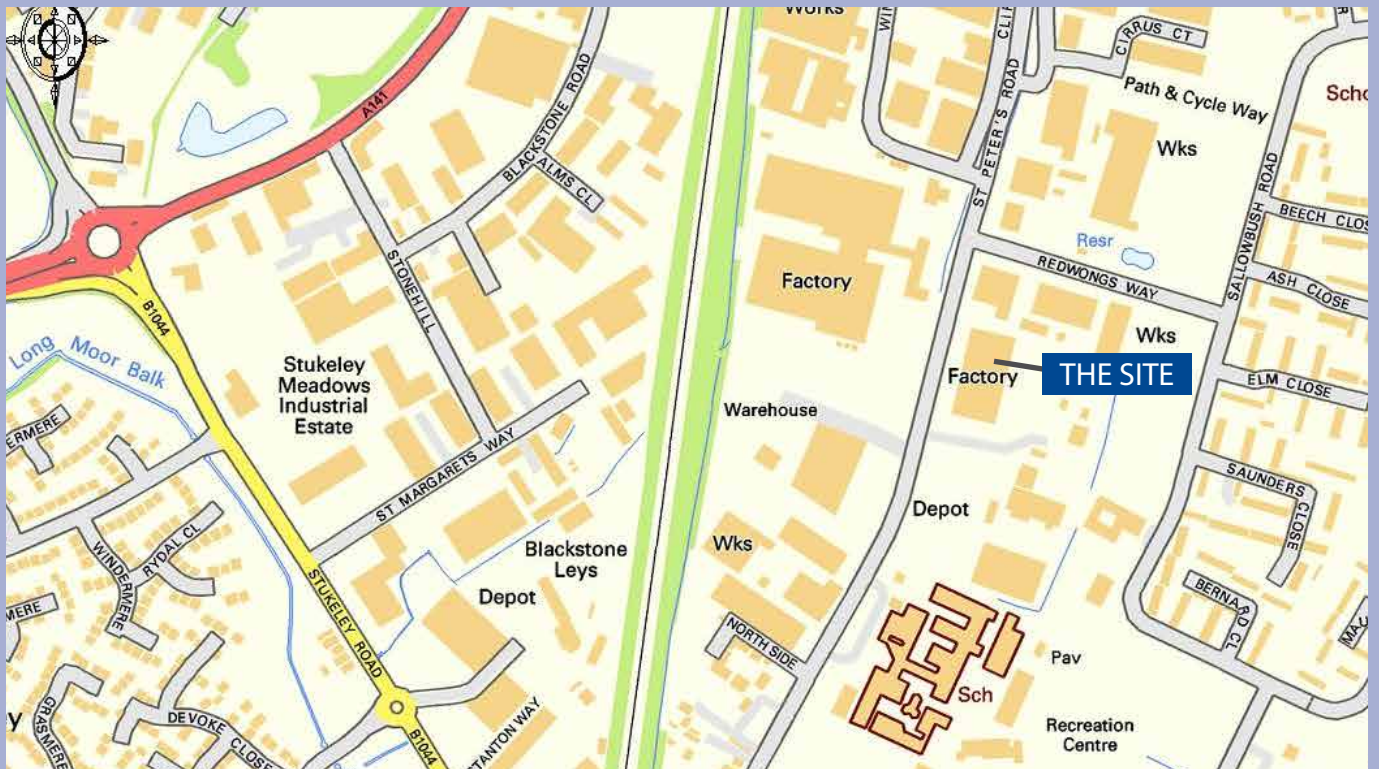
Strictly by appointment through the Sole Agents **Barford + Co** on 01480 213811.

NOTE:

Barford + Co for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barford + Co has any authority to make or give any representation or warranty whatever in relation to this property.



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