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**BARKER STOREY
MATTHEWS**

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OFFICE - TO LET



ISLAND COTTAGE, 17 POST STREET, GODMANCHESTER, HUNTINGDON, CAMBRIDGESHIRE PE29 2BA

Size: 1,694 sq ft (157.37 sq m)

Rent: £20,000 per annum

CHARACTER PERIOD OFFICES

- Prominent town centre location
- Convenient for free public car parks
- Available by way of a new lease
- May split into two separate units

Location

Godmanchester is a small town located just south of Huntingdon that forms part of the wider Huntingdon area with a combined population in excess of 25,000. There is a strong local economy and a wide range of local facilities and amenities within Godmanchester including numerous restaurants and pubs, with more comprehensive facilities located in Huntingdon town centre.

The town is located approximately 9 miles north west of Cambridge and 1 mile south of Huntingdon alongside junction 24 of the A14 which in turn provides access to the A1(M) to the north and the M11 to the south. There are railway links from Huntingdon mainline station to London (Kings Cross).

Island Cottage is prominently located on the principle road running through Godmanchester in the historic town centre and only a short distance from the river Great Ouse.



Description

The property comprises a two storey detached building of timber frame construction under a tiled roof understood to date from the 17th Century, with a more modern extension to the rear. The ground floor provides a reception, separate male and female WC facilities and a kitchenette facility, whilst the first floor provides further offices and an additional WC facility. More particularly, the property comprises the following approximate areas:

Accommodation

Ground Floor:

Reception	23.50 sq m	(253 sq ft)
Office 1	16.80 sq m	(181 sq ft)
Office 2	11.85 sq m	(128 sq ft)
Office 3	13.75 sq m	(148 sq ft)
Office 4	29.37 sq m	(316 sq ft)
Separate male/female WCs		
Kitchenette		

First Floor:

Office 5	21.86 sq m	(235 sq ft)
Office 6	10.53 sq m	(113 sq ft)
Office 7	9.73 sq m	(105 sq ft)
Office 8	12.27 sq m	(132 sq ft)
Office 9	7.67 sq m	(83 sq ft)
WC		

Total office area 157.37 sq m (1,694 sq ft)

*NB: Areas measured over 1.5m in height
All measurements above are approximate.*

Services

Mains electricity, water and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Listed Status

The building is Grade II listed, Historic England building ID 53670. Further information is available from the Historic England website.

Lease Terms

The property is available by way of a new lease on terms to be agreed. Consideration will be given to splitting the accommodation.

Rates

The property has a rateable value of £21,000. The VOA website predicts an estimate of Business Rates payable for an occupier of this property in 2018/19 of £10,437.

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. 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

Rent

£20,000 per annum.

VAT

We understand that VAT will not be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of G (162). A copy of the EPC is available on our website.

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

150 High Street, Huntingdon, Cambs, PE29 3YH

Contact: Stephen Power

Stephen.power@eddisons.com

(01480) 451578

Ref: 7V112

200117



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