



# ON BEHALF OF THE FIXED CHARGE RECEIVERS


38 High Street, Ramsey, PE26 1AA

Asking £195,000

## Property Features

 A two storey retail unit trading as a takeaway with ancillary accommodation above.

 Let and producing £13,000 p.a. with an upcoming review in December 2025.

 Located in the town centre of Ramsey, positioned on High Street which is one of the main retail parades within the town.

## CONTACTS

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# The SURROUNDINGS

## LOCATION

Situated on the High Street, within the market town of Ramsey that lies approximately 8.5 miles north of Huntingdon and 10 miles south of Peterborough.

The location benefits from a large number of residential dwellings nearby, with local bus routes passing along High Street. The town's main retail thoroughfare is close by, and the property has parking to the front.



# The DESCRIPTION

The property is a semi detached retail unit trading as a takeaway with ancillary accommodation above.

The ground floor comprises a serving counter and small seating area for customers, two kitchen/ preparation rooms and a WC.

The first floor is being used as living accommodation and comprises a living room, two bedrooms, a shower room and separate WC.

Externally there is parking to the front of the property. To the rear there is a number of external stores.



# The ACCOMMODATION

Approximate floor areas are as follows:

## Ground floor

Serving counter/seating area:	25.2m <sup>2</sup>
Kitchen/prep area:	23.1m <sup>2</sup>
Prep area:	13.2m <sup>2</sup>
WC:	1.68m <sup>2</sup>
Subtotal:	<u>63.18m<sup>2</sup></u>

## First floor

Living area:	13.4m <sup>2</sup>
Shower room:	3.45m <sup>2</sup>
*Bedroom:	7.14m <sup>2</sup>
Bedroom:	7.14m <sup>2</sup>
WC:	1.28m <sup>2</sup>
Subtotal:	<u>32.45m<sup>2</sup></u>

The total approximate floor area is therefore **95.63m<sup>2</sup> / 1,029 sq.ft.**

Please note, we could not access one of the bedrooms so have provided an estimate.

## TENURE INFORMATION

Freehold under title number CB262811.

## TENANCY INFORMATION

The property is let for a term of year expiring on 14<sup>th</sup> December 2029. The initial rent set at the grant of the lease in 2022 was £13,000 per annum and is subject to review on 15<sup>th</sup> December 2025 and every third anniversary of that date.

The tenant has an option to renew with the new lease expiring on 14<sup>th</sup> December 2036 but we understand this hasn't been exercised.

## EPC

The EPC rating is D which expires in April 2032.

## PRICE

Asking for offers in the region of £195,000 for the freehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## VAT

All figures quoted are exclusive of VAT.

## AMY SELFE

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# Photographs

