

RAPLEYS

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0370 777 6292

TO LET Retail Unit

Brampton Hut, A1 – A14 Interchange,
Great North Road Brampton, Huntingdon,
Cambridgeshire PE28 4NQ

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com



Highly prominent newly
constructed roadside development

Occupiers include **Starbucks,**
Subway, Burger King and **Greggs**

Established leisure and service
area destination with adjacent
occupiers including **McDonald's,**
BP, Brewers Fayre and **Premier Inn**

Frontage to both A1 (in excess of
50,000 vehicles per day) and A14
(41,000 vehicles per day)

Close to Alconbury Weald
Enterprise Campus

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Location

The site is located at the busy A1/A14 Interchange approximately 3 miles west of Huntingdon and 8 miles north of St Neots. The site is in close proximity to the Alconbury Weald 1,420 acre Enterprise Campus development where there are plans to build 5,000 new homes and 3,000,000 sq ft of business space.

The A1 Trunk and A1 (M) is the main north south route along the eastern side of the country from North London to Tyne & Wear. The subject site is situated at its intersection with the A14 which is likewise the country's main east/west trunk road linking the M1 and M6 to the west and the M11 and ultimately Ipswich and the east ports to the east.

The development complements an established leisure and service area with **BP**, **McDonald's**, **Premier Inn** and a **Brewers Fayre** public house and restaurant.

Description

A new build development comprising drive-thru and drive to in-line units with on-site parking. The units have been built to a good standard and are finished internally to shell specification. 60 shared parking spaces are available.

Starbucks, **Subway**, **Burger King** and **Greggs** are all in occupation and trading.

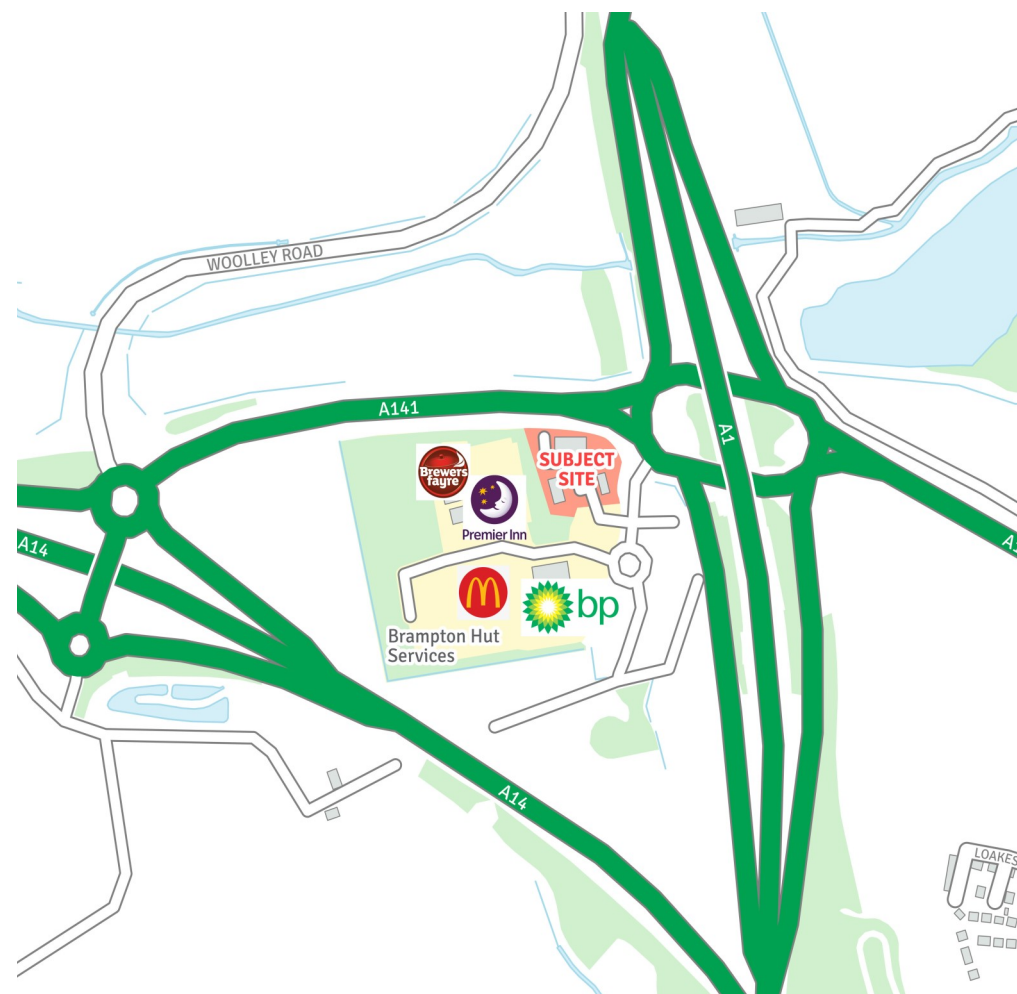
Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Inline unit	150.97	1,625
Drive thru	150.97	1,625

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

The space is flexible and can be combined to suit tenant's requirements to create a single unit of 3,250 sq ft.



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Tenure

The units are available by way of new leases on terms to be agreed.

Terms

On application.

Planning

Planning permission is in place for A3 (restaurant and café) and A5 (hot food takeaways)
Uses of the Town and Country Planning (Use Classes) Order 1987.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.

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