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TO LET

Unit 2 Rowley Arts Centre, St Neots, Cambs, PE19 1BY

GUIDE RENT: £55,000 Per Annum

- Gross Internal Area – 343 sq m (3,700 sq ft); ITZA – 2,173 sq ft
- Presently Configured as Restaurant with Kitchen/Storage/Toilets
- Scope for Alternative Uses (STP) – e.g. Surgery/Medical, Day Nursery
- Located in Popular Area of St Neots
- Public Car Park to the Rear of the Complex with 105 Car Parking Spaces
- Unit can be Sub Divided
- Available Immediately



Location

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000. The retail catchment is estimated to be in excess of 80,000. St Neots has the fastest rate of population growth within the County.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are also a range of interesting smaller retailers.

The Property

The Rowley Arts Centre was opened in May 2014 and comprises of a six screen cinema (Cineworld), three restaurant units, a gym; three residential flats above and a public plaza and thoroughfare.

The subject property is a single storey restaurant premises (formerly occupied by Frankie & Benny's) and remains fully fitted out to the Frankie & Benny's specification. The unit also benefits from an external seating area.

There is a large, dedicated car park to the rear of the complex for the benefit of customers.

Accommodation

| | | |
|---------------------|----------|-------------|
| Gross Internal Area | 343 sq m | 3,700 sq ft |
| ITZA | 202 sq m | 2,173 sq ft |

Planning

The property is understood to benefit from planning permission for Class E and Sui Generis (A3, A4 and A5) uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

There is potential for alternative uses (subject to planning) - e.g. surgery/medical/vets or day nursery.

Services

All mains services are available and connected to the premises. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

Terms

The property is offered on a new full repairing and insuring lease on terms to be agreed.

Rent

Guide Rent: £55,000 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is to be confirmed.

Service Charge

The Tenant will be required to contribute towards the apportioned costs towards maintenance of the property. The Service Charge for the current year is £1,507.12 per quarter. Buildings Insurance is excluded.

Rates

2023 Rateable Value: £58,500
2024/2025 Rate Poundage 54.6p/£
(Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the joint letting agents:

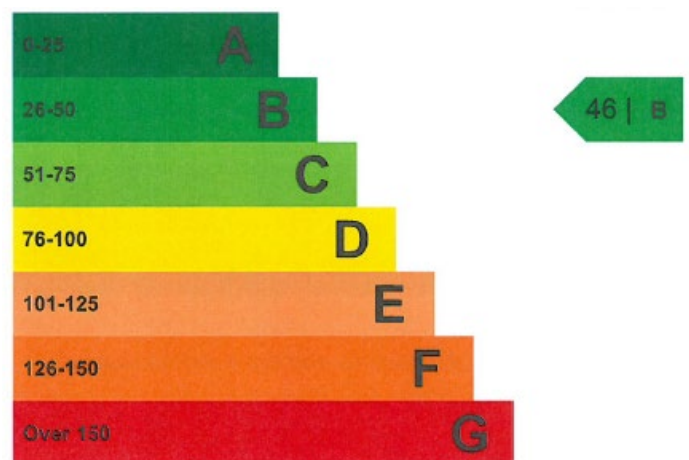
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The Fairways Wyboston Lakes Wyboston Beds, MK44 3AL

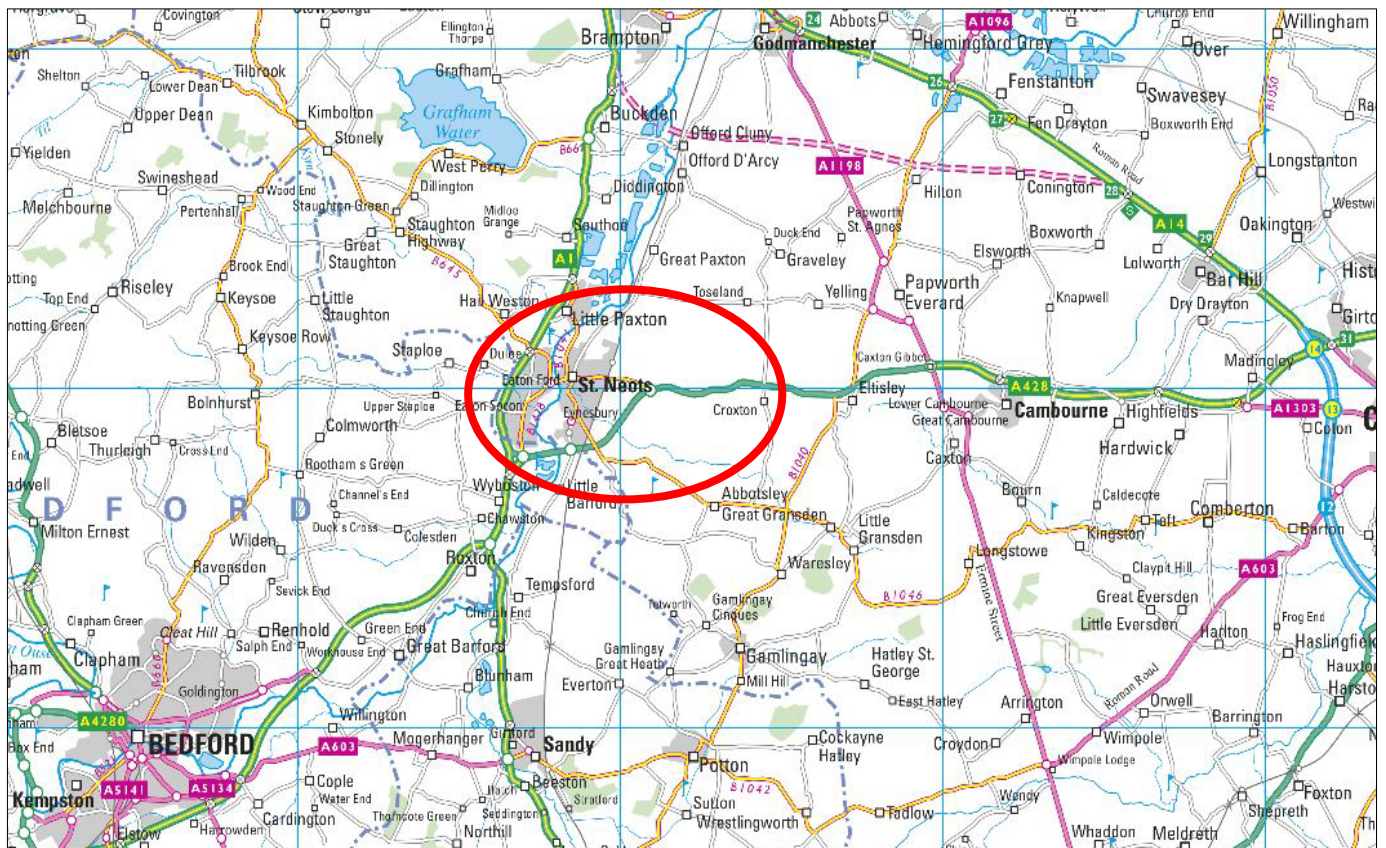
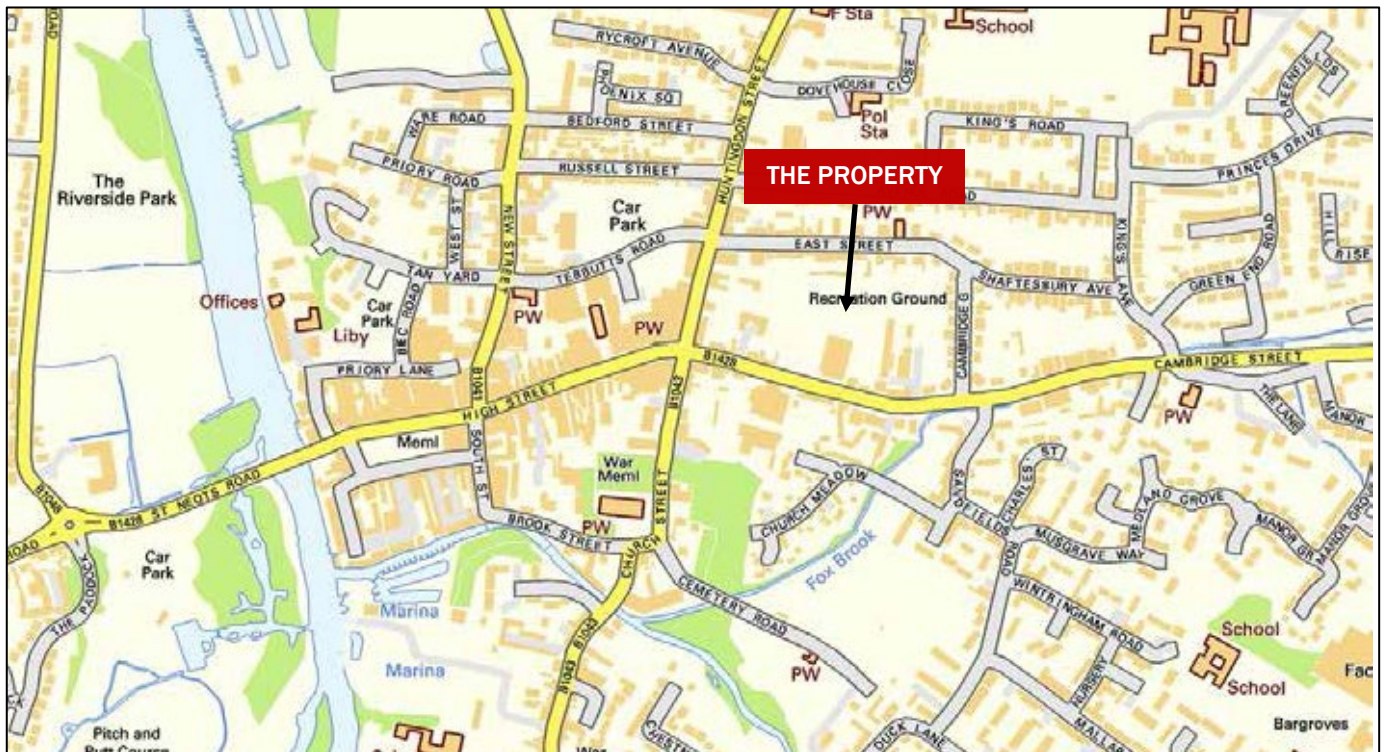
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EPC Rating







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