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TO LET

Unit 3 Church Walk, St Neots, Cambs, PE19 1JH

RENT: £13,500 Per Annum

- Retail Sales Area – 38.65 sq m (416 sq ft)
- Shop Frontage – 8.00 sq m Approx.
- Kitchenette and WC Facilities
- Located on Popular Pedestrian Thoroughfare
- Busy Town Centre Location
- Close to Public Car Parks
- 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 a range of interesting smaller retailers and St Neots also benefits from a six screen cinema (Cineworld) with numerous restaurants including Pizza Express and Prezzo.

The Property

The property is a ground floor lockup unit forming part of a parade of shops on Church Walk with a shop frontage of approx. 8.00 m with a kitchenette and WC facilities leading to the rear entrance which is accessed via the High Street.

The unit is located in a busy thoroughfare which connects the High Street to Church Street and Brook Street.

Accommodation

Retail Area	38.65 sq m	416 sq ft
Shop Frontage	8.00 m	

Planning

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

The property was last used as a nail salon.

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 an effective full repairing and insuring lease on terms to be agreed.

Rent

Rent: £13,500 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable at the prevailing rate.

Service Charge

The Tenant will be required to contribute towards the costs of buildings insurance and maintenance of the external of the property.

(For budget purposes only - Buildings Insurance for 2022 renewal - £128 plus VAT and estimated Service Charge for 2022 - £267 plus VAT).

Car Parking

There is no parking to the unit. However, there are numerous car parks serving the town centre. Public short-stay car parking is available in the Market Square. Long stay car parking is available at Tebbutts Road/Tan Yard.

Rates

2023 Rateable Value: £10,000
2023/2024 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)

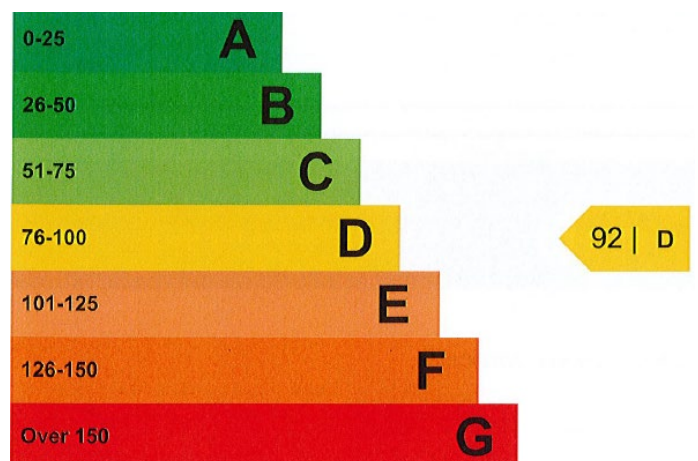
Viewing

Strictly by appointment through the sole letting agent:

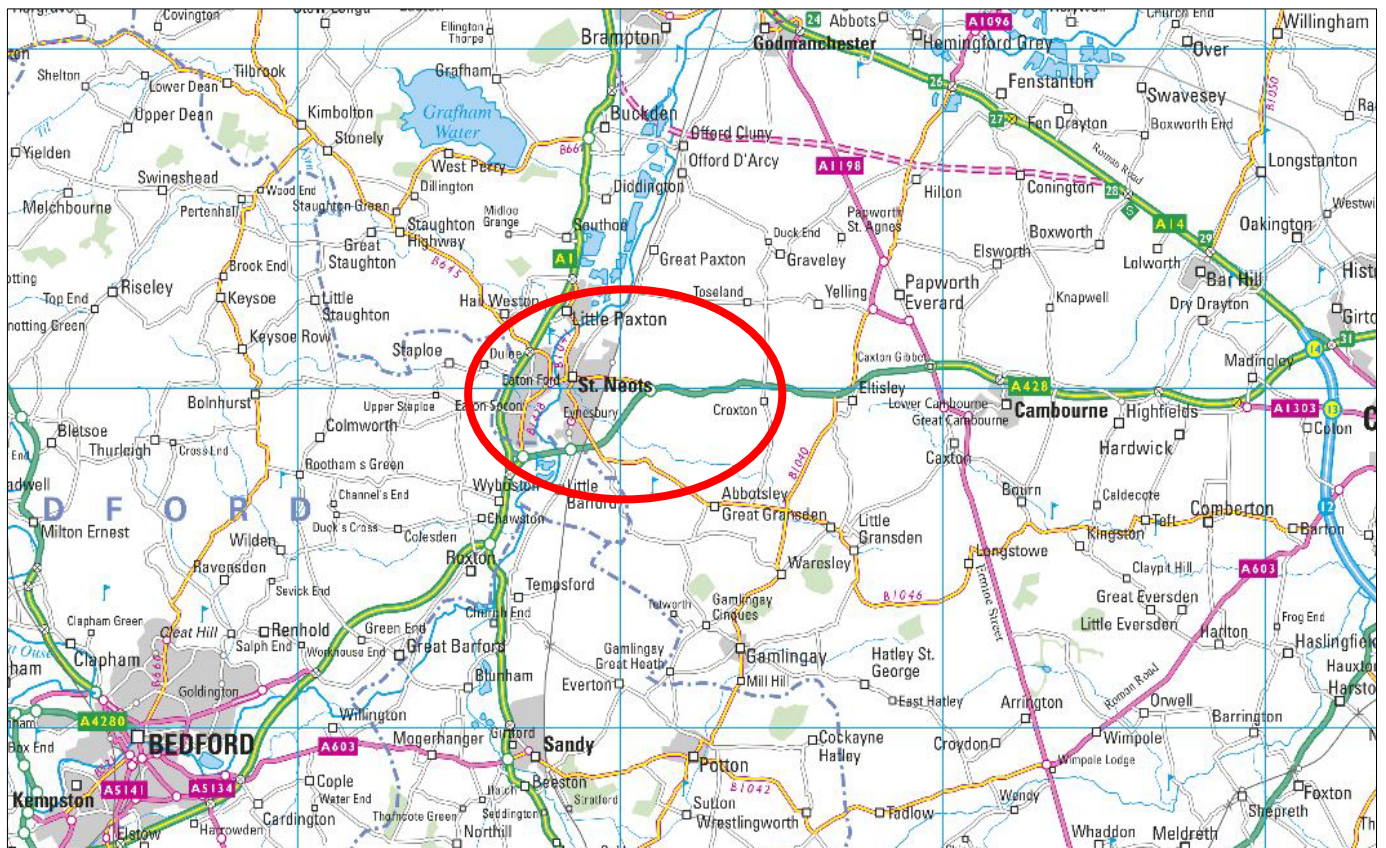
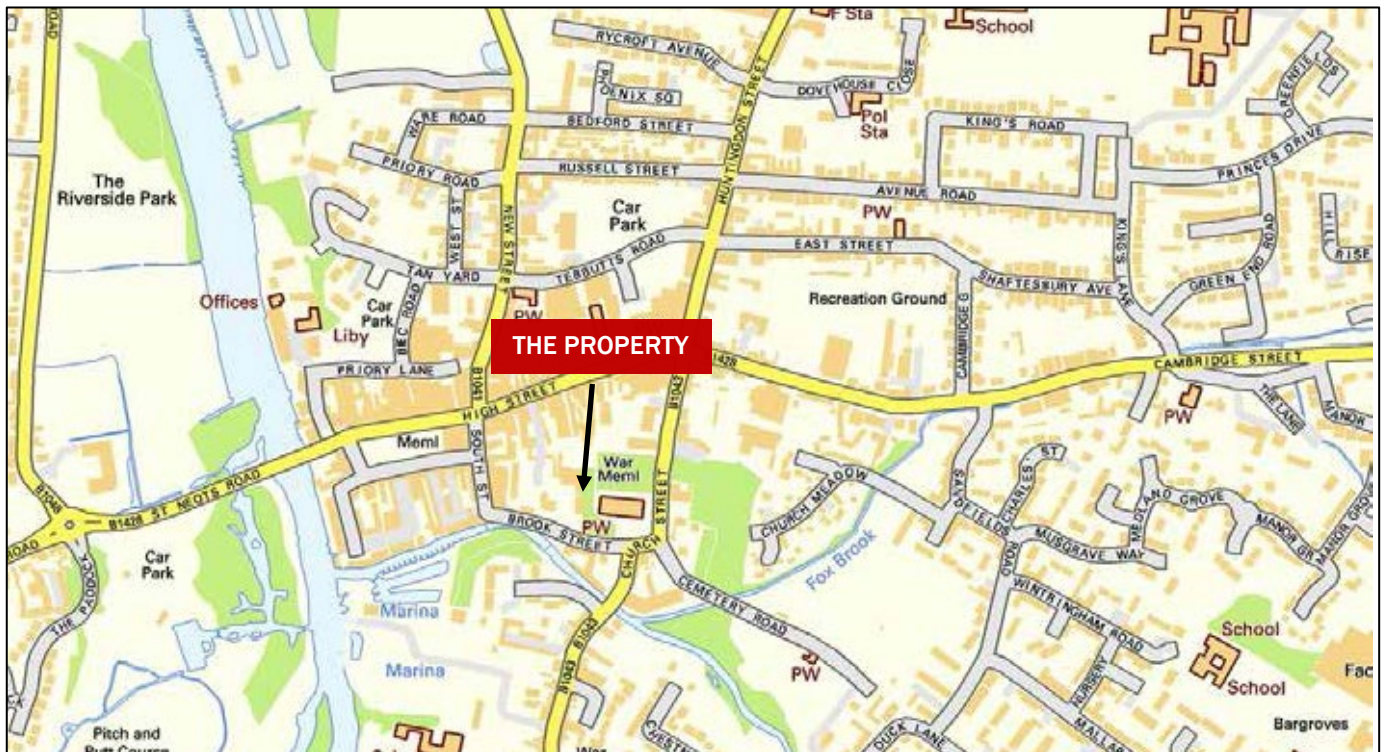
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EPC Rating







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