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TO LET
RETAIL/OFFICE UNITS (Only 4 Units Remaining)
3 Tebbutts Road, St Neots, Cambs, PE19 1AW
GUIDE RENTS: £20.00 PSF

- Ground Floor Sub-Divided into Retail/Office Units
- Sizes from 112 sq m (1,200 sq ft) to 487 sq m (5,250 sq ft) Approx.
- Located Opposite Argos and in Close Proximity to Town Centre and Car Parks
- First Floor Suitable for Office Space or Similar Uses – 851 sq m (9,157 sq ft) Approx
- Immediately Available

Location

St Neots is the largest town in Cambridgeshire located on the banks of the River Great Ouse with over 32,500 of the population living within the urban area. When feeder communities which rely on St Neots as a hub for services are considered, the catchment population is estimated to be in excess of 80,000. Furthermore, Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County.

Benefiting from rail links to London Kings Cross (typical journey time of 50 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 (A1/M1 link) in 1997 has also significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face and a Marks & Spencer Simply Food. There are a range of smaller independent retailers and St Neots also benefits from a six screen cinema and Pizza Express.

The Property

The property comprises a large two storey retail unit, constructed in the mid 1980's of brick with tile roofing and a glazed retail frontage along Moores Walk.

Nine car parking spaces are allocated to the property.

Accommodation

The ground floor has been sub-divided to provide the accommodation as shown on the architect's plan included within these particulars.

The units are provided in shell format with capped services.

Area schedule as follows:

Ground Floor

Unit A	121 sq m	(1,302 sq ft)
Unit B	162 sq m	(1,743 sq ft)
Unit C	184 sq m	(1,980 sq ft)
Units D, E & F (LET)	487 sq m	(5,242 sq ft)
Unit G	112 sq m	(1,206 sq ft)
<u>First Floor</u>	851 sq m	(9,157 sq ft)

(All measurements are approximate).

Terms

The units are available on terms to be agreed.

Rents

Guide Rents for the Retail/Office Units: from £20 per square foot.

Guide Rents for First Floor Office/Storage Space – from £10 per square foot.

Rates

2023 Rateable Value: To be assessed
2023/2024 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply).

Viewing

By appointment through the Sole Letting Agent -

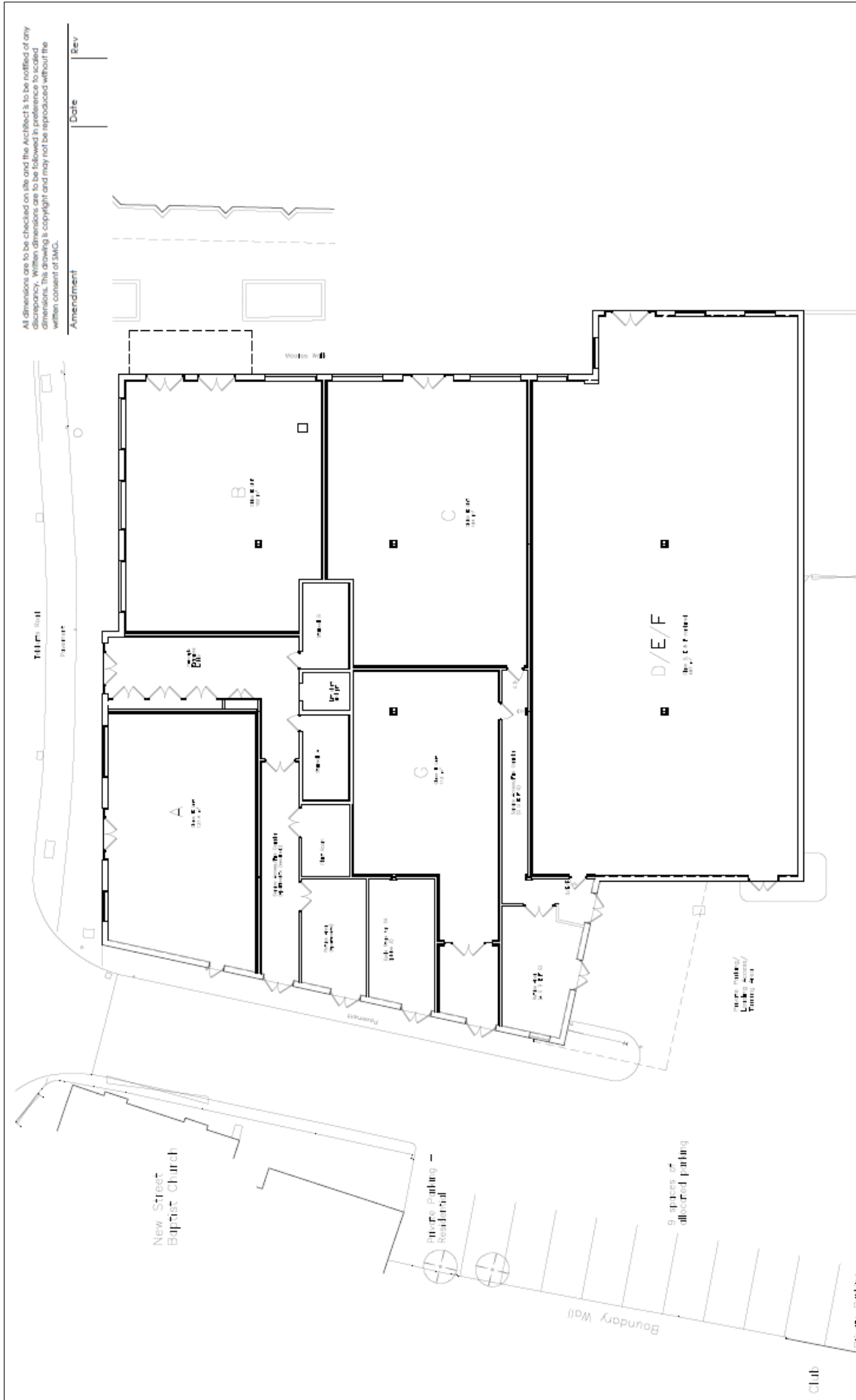
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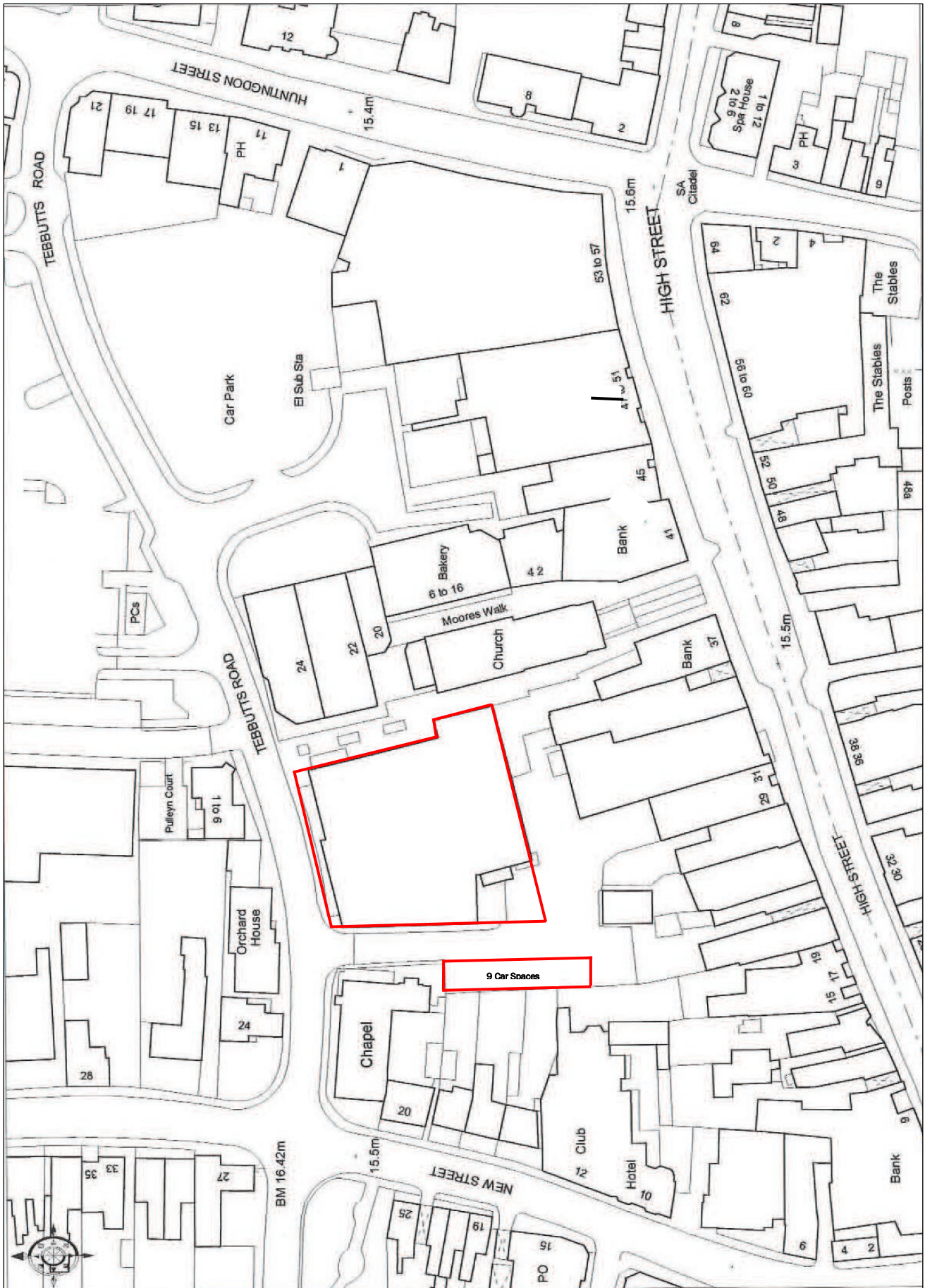
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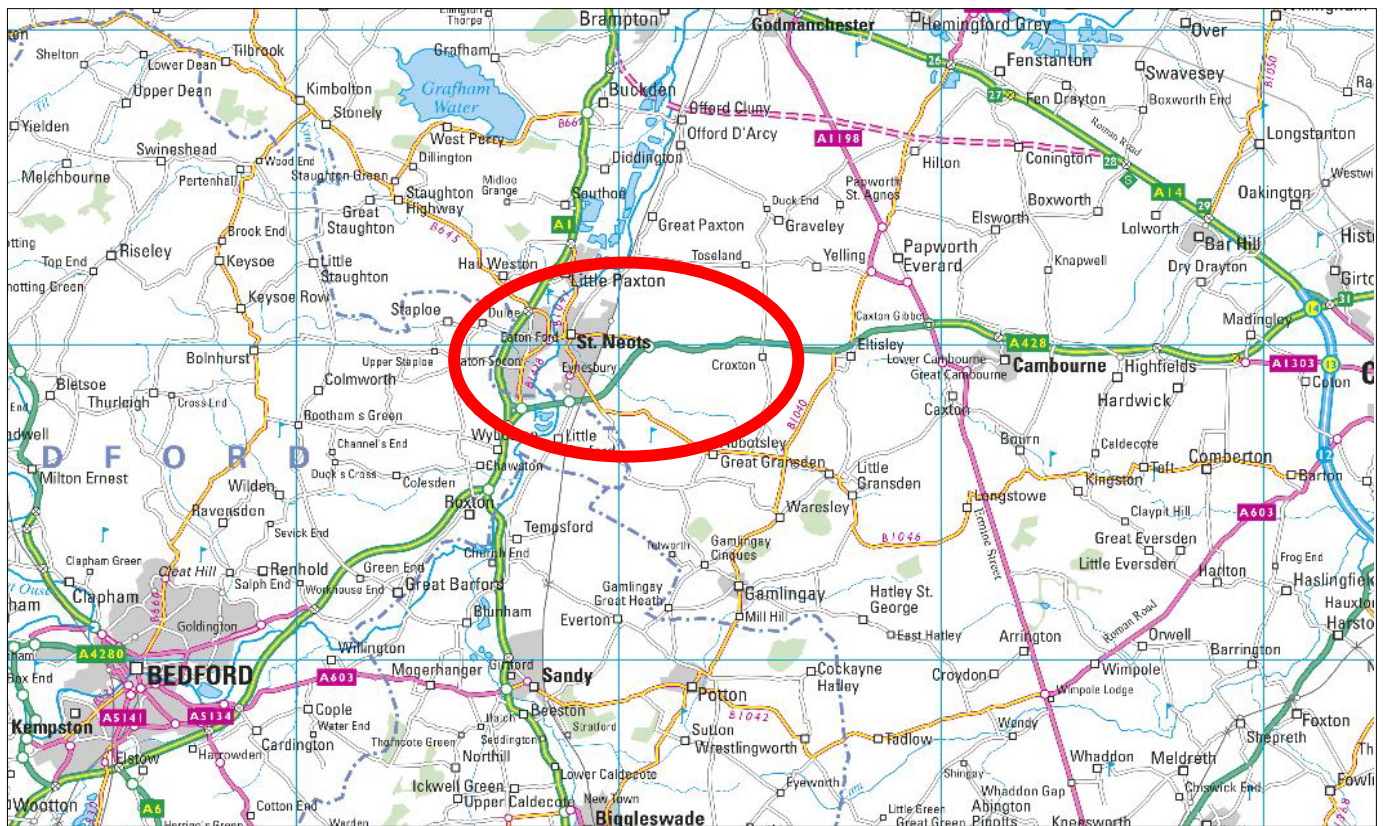
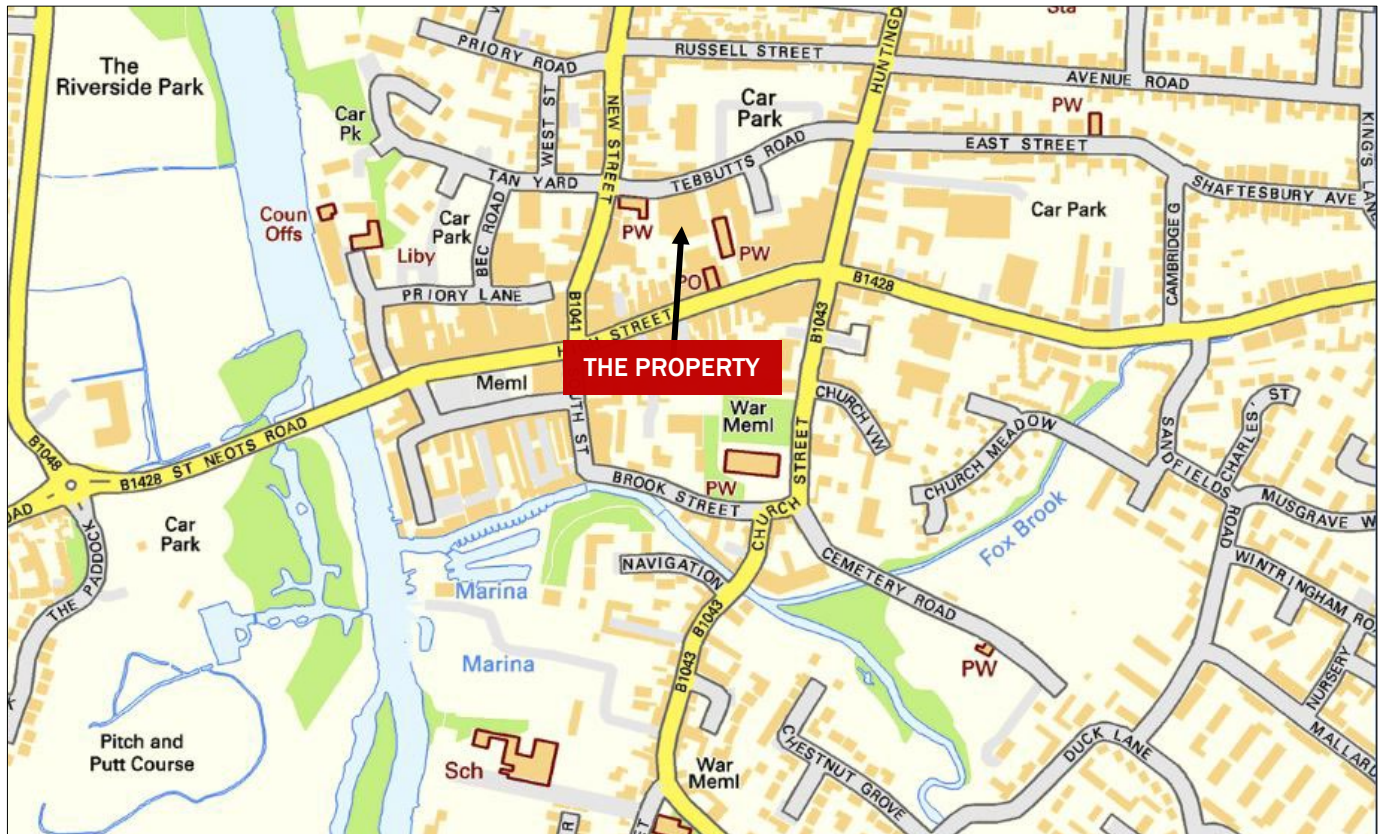
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GROUND FLOOR PLAN





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