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## **TO LET /MAY SELL**

Unit 9 Levellers Lane, Eynesbury, St Neots, PE19 2JL

**Guide Rent: £34,500 Per Annum**

**Price: £420,000**

- Located in Popular Area of St Neots
- Gross Internal Area – 479.7 sq m (5,164 sq ft) approx
- Eaves Height: 3.4m (11 ft); Roller Shutter – 2.9m (9.5 ft) approx
- Car Parking Adjacent to the Property
- Small Yard/Loading Area to Front and Rear of the Property
- Good Transport Links to A1 and A428
- Immediately Available

## 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 property is constructed in profiled steel cladding with portal frame, brick walls and concrete floors.

The accommodation provides a warehouse unit with kitchen and staff canteen, toilet facilities and office at ground floor level.

There is car parking space adjacent to the subject and neighbouring property (shown coloured blue on the Site Plan) and a small yard/loading area to the front and rear of the property.

## Accommodation

|                         |                   |                    |
|-------------------------|-------------------|--------------------|
| Warehouse               | 441.7 sq m        | 4,756 sq ft        |
| Office / Meeting Room   | 19.0 sq m         | 204 sq ft          |
| Canteen / Kitchen       | <u>19.0 sq m</u>  | <u>204 sq ft</u>   |
| <b>Total Floor Area</b> | <b>479.7 sq m</b> | <b>5,164 sq ft</b> |

## Planning

The property is understood to benefit from planning permission for Classes B2 and B8 use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

## Services

Mains water, gas, electricity and telecoms are 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 available either freehold subject to the existing lease, vacant possession by negotiation or offered on a new full repairing and insuring lease on terms to be agreed.

## Rent

**Guide Rent: £34,500 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

## Price

**£420,000 exclusive.**

## VAT

VAT is payable on the transaction.

## Rates

2023 Rateable Value: £30,500  
 2023/2024 Rate Pounding 49.9p/£  
 (Note: Transitional Relief/Charge may apply)

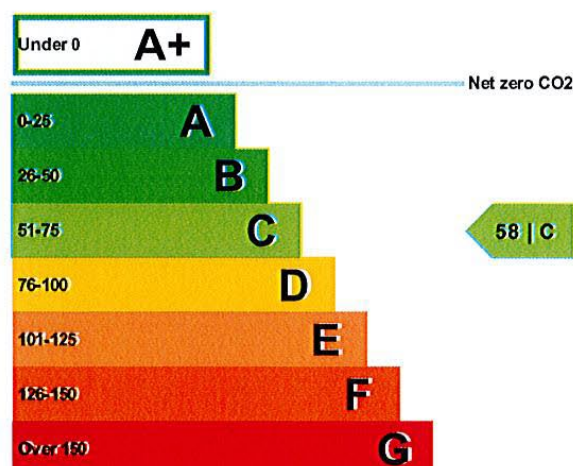
## Viewing

Strictly by appointment through the sole agents:

Anne McGlinchey  
 Tel: 01480 479072  
 Email: anne.mcglinchey@brown-co.com

Phil Cottingham  
 Tel: 01480 479089  
 Email: phil.cottingham@brown-co.com

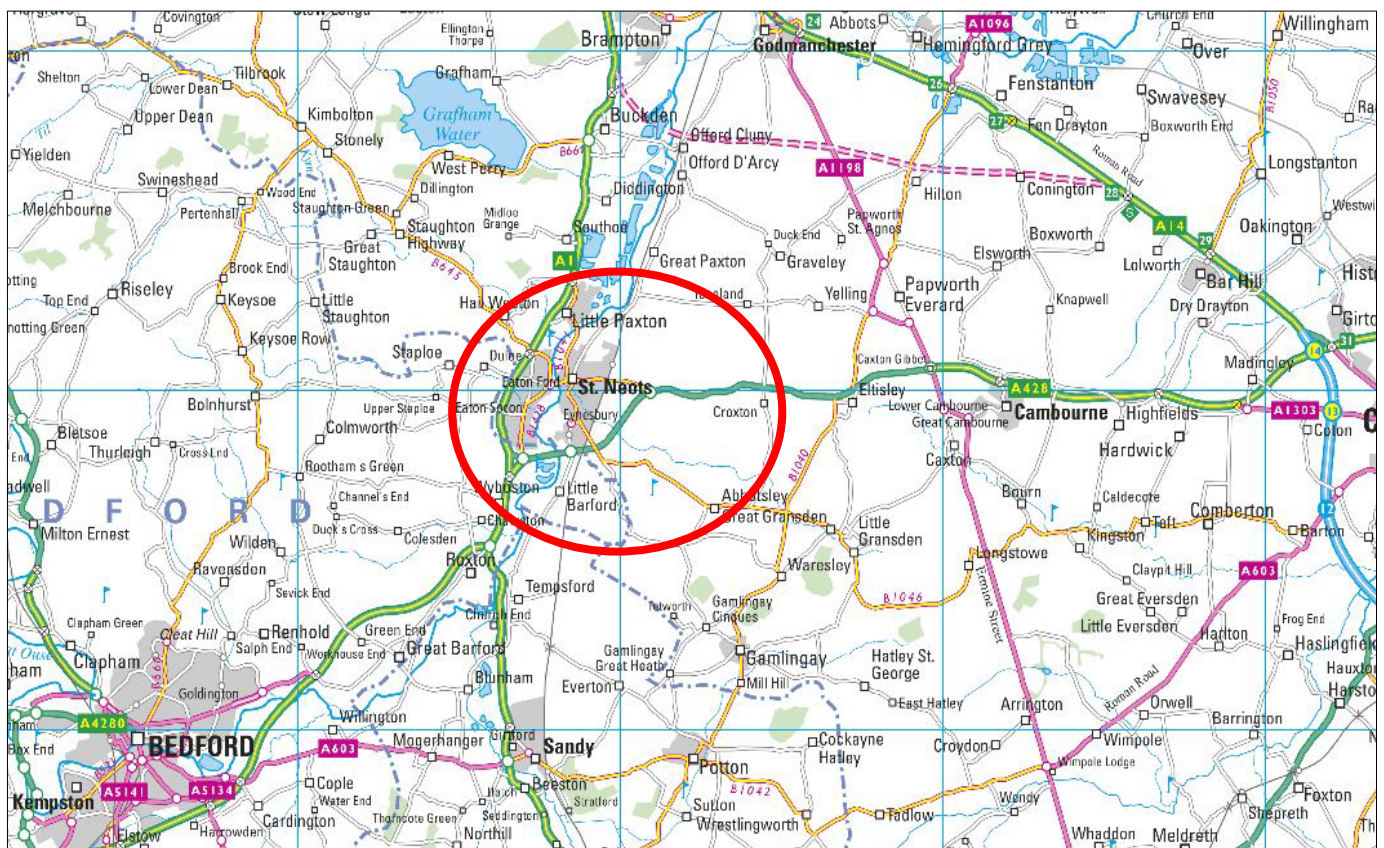
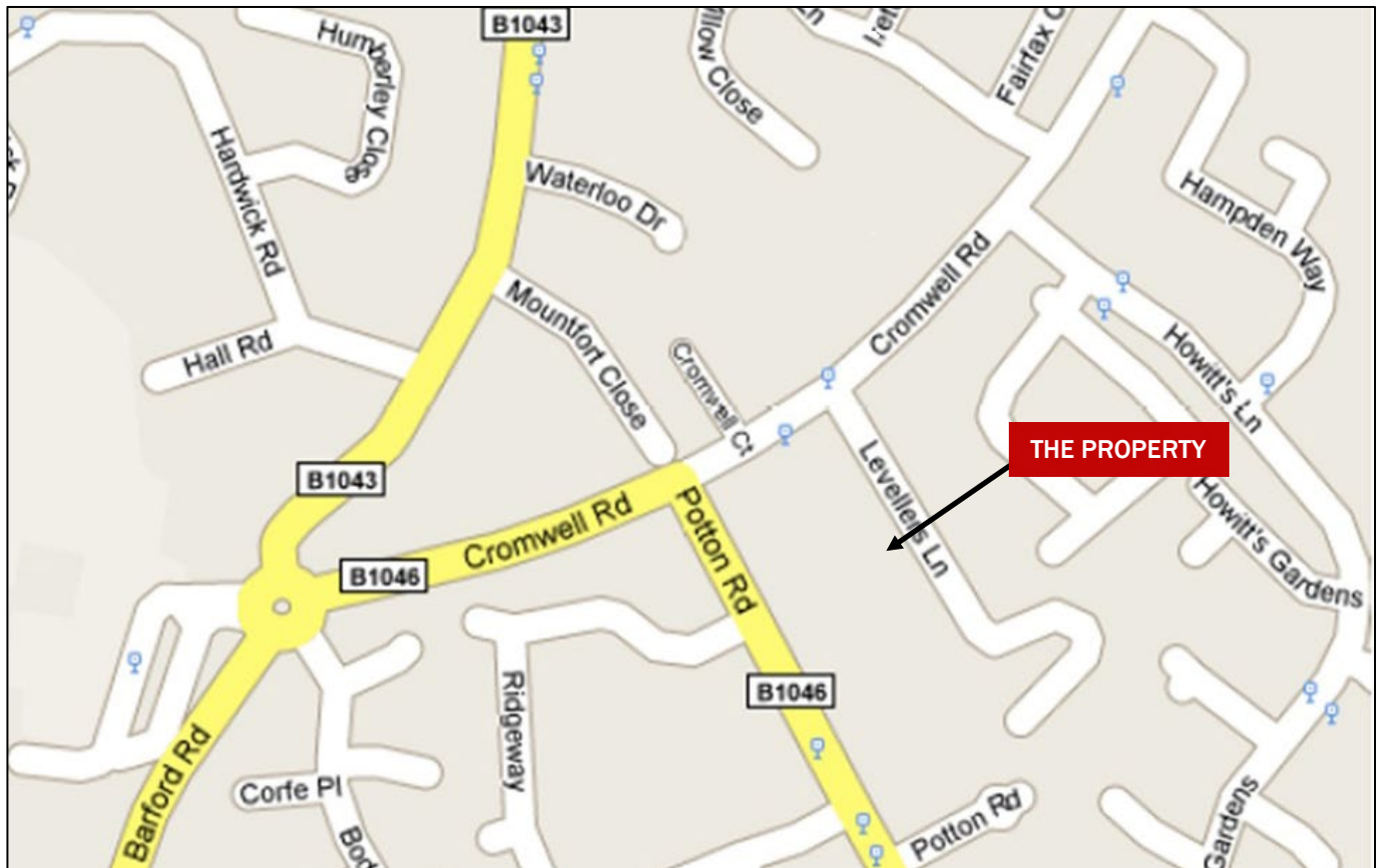
## EPC Rating





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