

01480 479072 | anne.mcglinchey@brown-co.com



TO LET

Second Floor, Yew Tree House, The Shrubbery, Church Street,
St Neots, Cambs, PE19 2BU

GUIDE RENT: £33,000 Per Annum

- Second Floor Office Suite – 300 sq m (3,230 sq ft)
- 8 Dedicated Car Parking Spaces
- Town Centre Position
- Located Close to Public Car Parks
- Available January 2024



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 and there is a significant retail catchment beyond the immediate area.

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) and numerous restaurants.

The Property

Yew Tree House is a brick built three storey office building with reinforced concrete floors and mansard roof within a courtyard. The building is accessed via a common reception area at ground floor level with a staircase providing access to the first and second floors.

Facilities include fluorescent lighting, electric heaters, carpeted floors, kitchenette and WC's.

Externally, there are eight car parking spaces to the rear.

Accommodation

Second Floor Offices 300 sq m (3,230 sq ft)

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.

Services

All mains services 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 office suite is offered on a new full repairing and insuring lease on terms to be agreed via Landlords service charge.

Guide Rent

£33,000 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 apportioned costs of electricity, gas, water, cleaning and maintenance of common areas, maintenance and repairs to the exterior of the building and landscaping.

Rates

2023 Rateable Value: £27,000
2023/2024 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole letting agent:

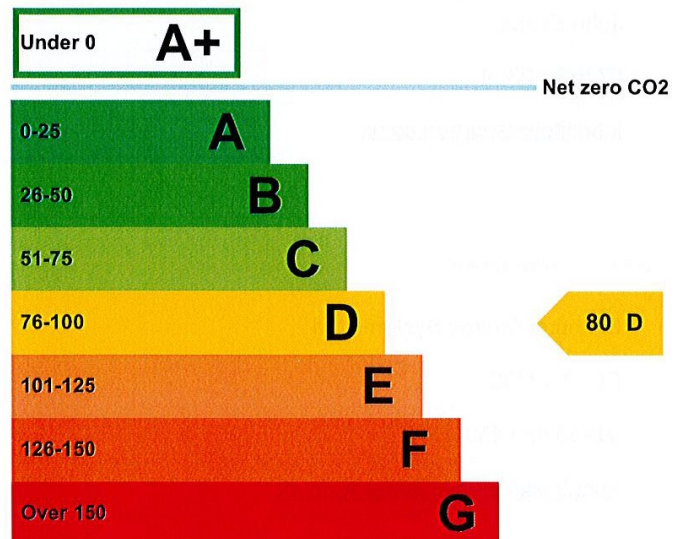
Brown & Co

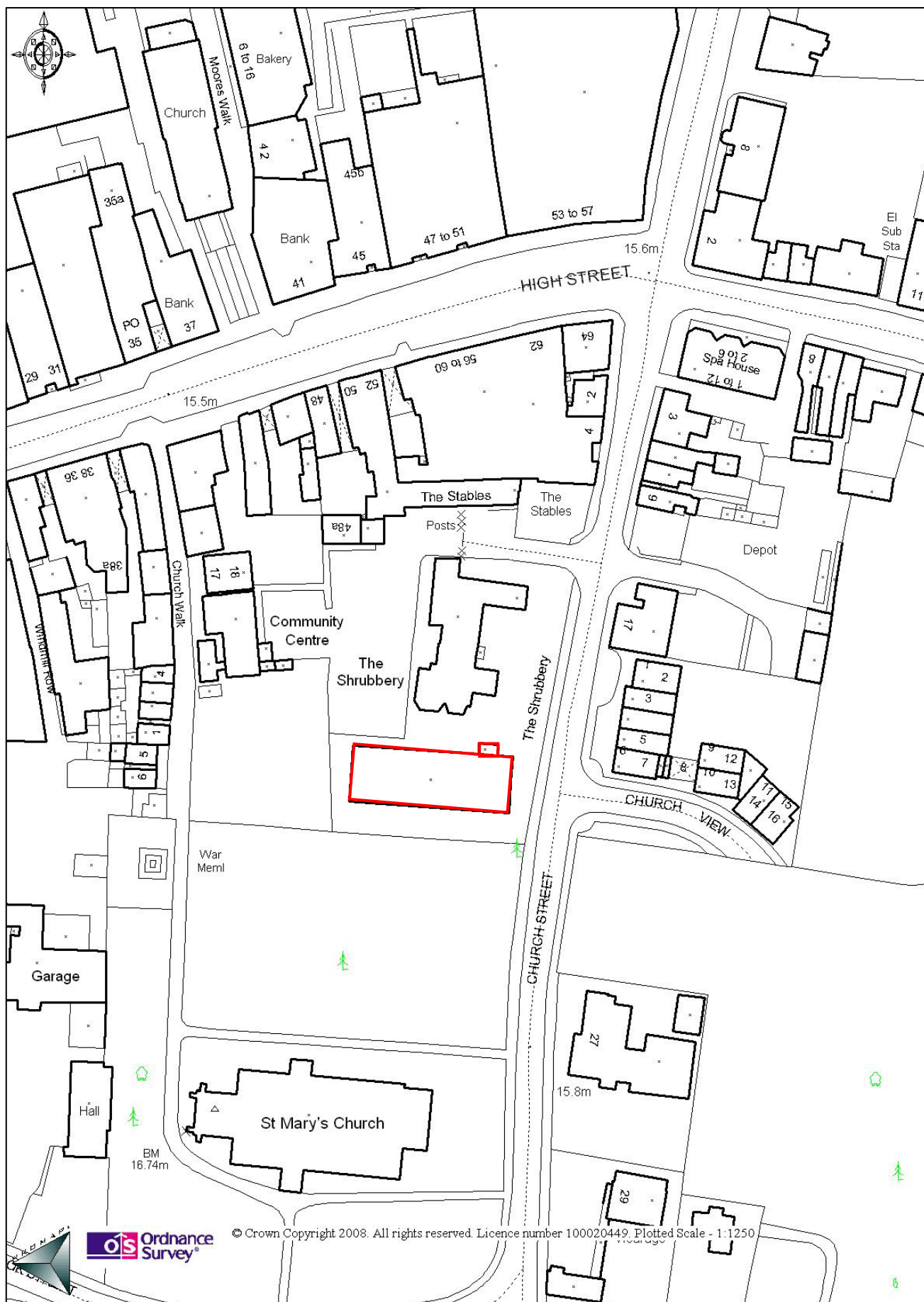
The Fairways Wyboston Lakes Wyboston Beds, MK44 3AL

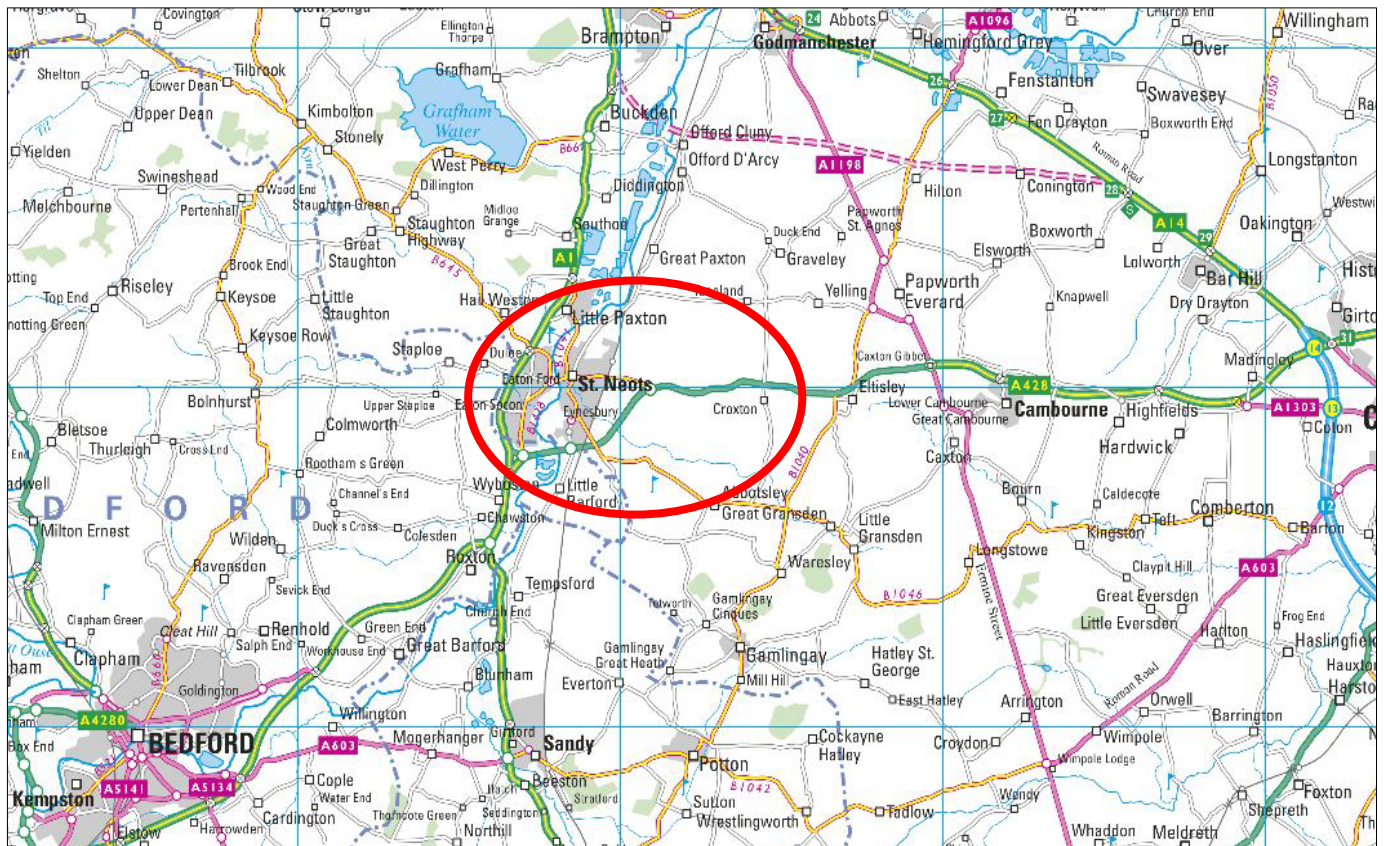
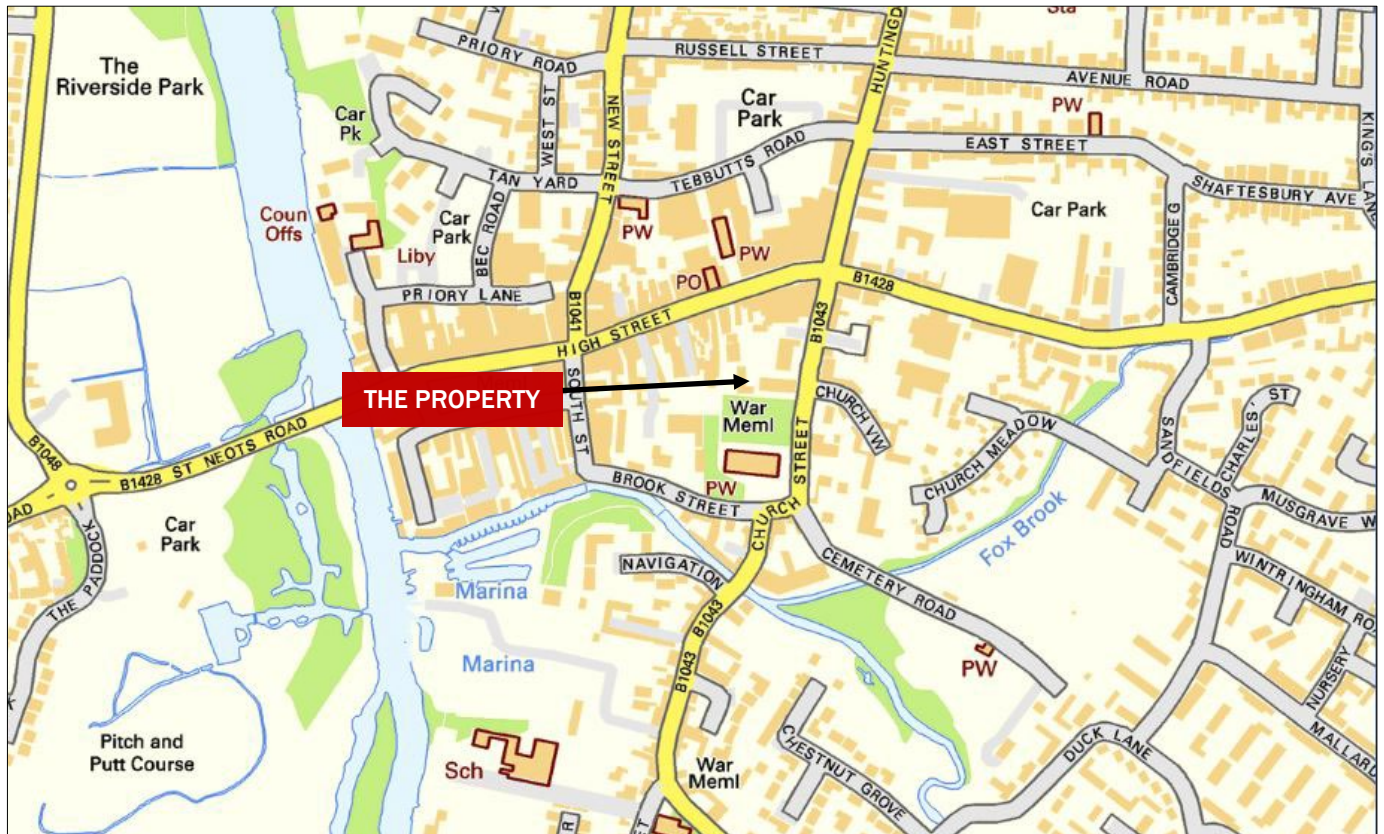
Anne McGlinchey Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com

EPC Rating







IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.