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TO LET

5-7 High Street, St Neots, Cambs, PE19 1DE

Rent: £65,000 Per Annum

- Ground and First Floor Retail Premises
- Ground Floor: 211 sq m (2274 sq ft); First Floor: 116 sq m (1253 sq ft)
- Total Net Internal Area: 328 sq m (3527 sq ft)
- ITZA – 1156 sq ft
- First Floor Offices Available Separately
- Potential for Alternative Uses (STP)
- Public Car Parks Nearby
- 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 and a six screen cinema (Cineworld) and Pizza Express.

The Property

The property is in a prominent location in the High Street with Costa Coffee and Waterstones close by.

The premises comprise of a ground floor shop with office space at first floor.

Accommodation

Ground Floor

Net Internal Area	181 sq m	(1943 sq ft)
Rear Storage Space	31 sq m	(331 sq ft)

First Floor

Net Internal Area	<u>116 sq m</u>	<u>(1253 sq ft)</u>
Total Net Internal Area	328 sq m	(3527 sq ft)

ITZA	1156 sq ft
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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.

There is potential for alternative uses (subject to planning).

Services

Mains water, 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 offered either as a whole, ground floor only or first floor only on new full repairing and insuring leases on terms to be agreed.

Rent

Whole Building - £65,000 per annum exclusive

Ground Floor only - £60,000 per annum exclusive

First Floor only - £15,000 per annum exclusive

Payable quarterly in advance by Bankers' Standing Order.

VAT

It is understood that VAT is not payable on the transaction.

Car Parking

There is no dedicated car parking for the property.

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: £50,500
 2023/2024 Rate Poundage 49.9p/£
 (Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole letting agents:

Brown & Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

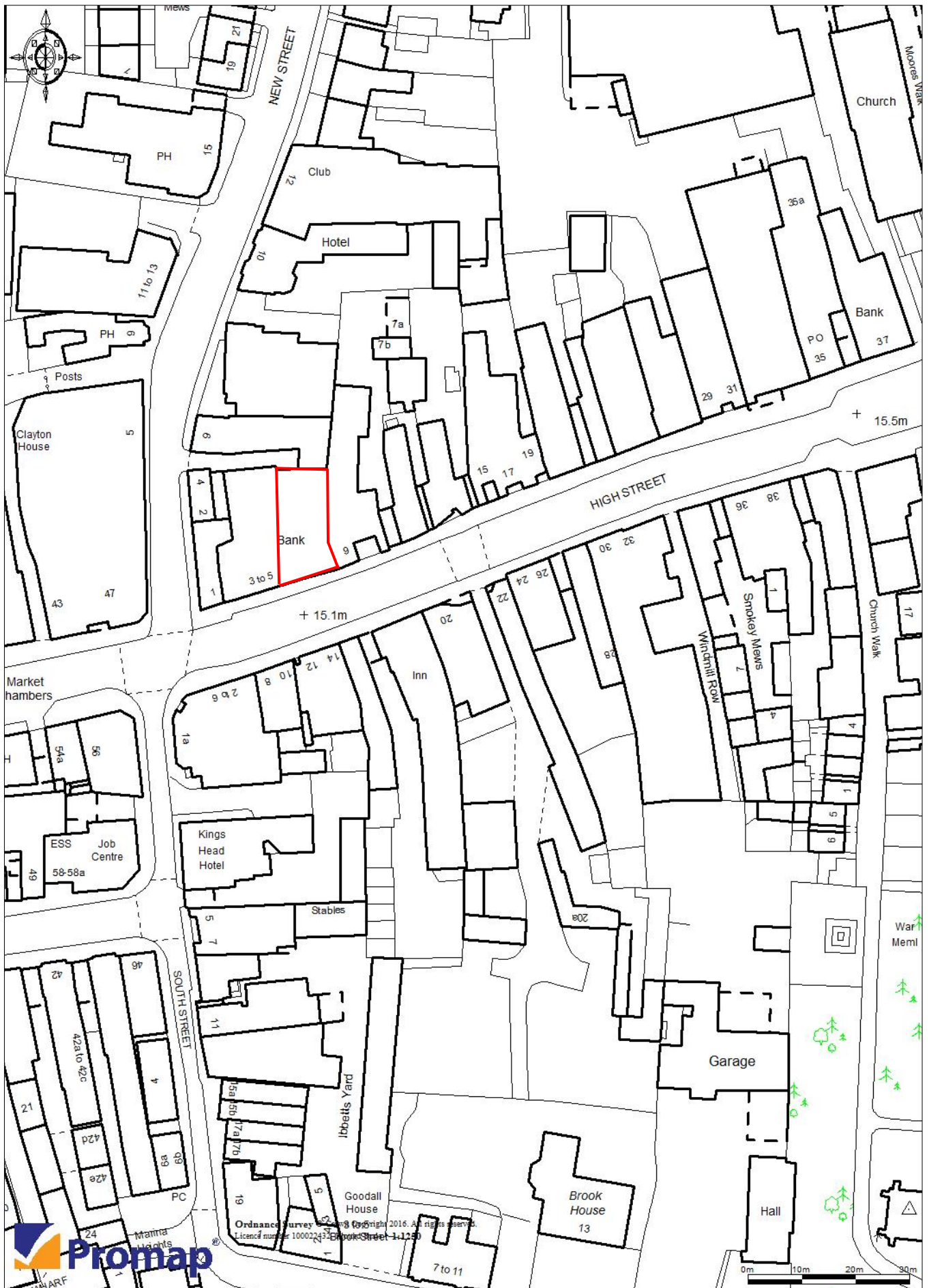
Phil Cottingham
 Tel: 01480 479089
 Email: phil.cottingham@brown-co.com

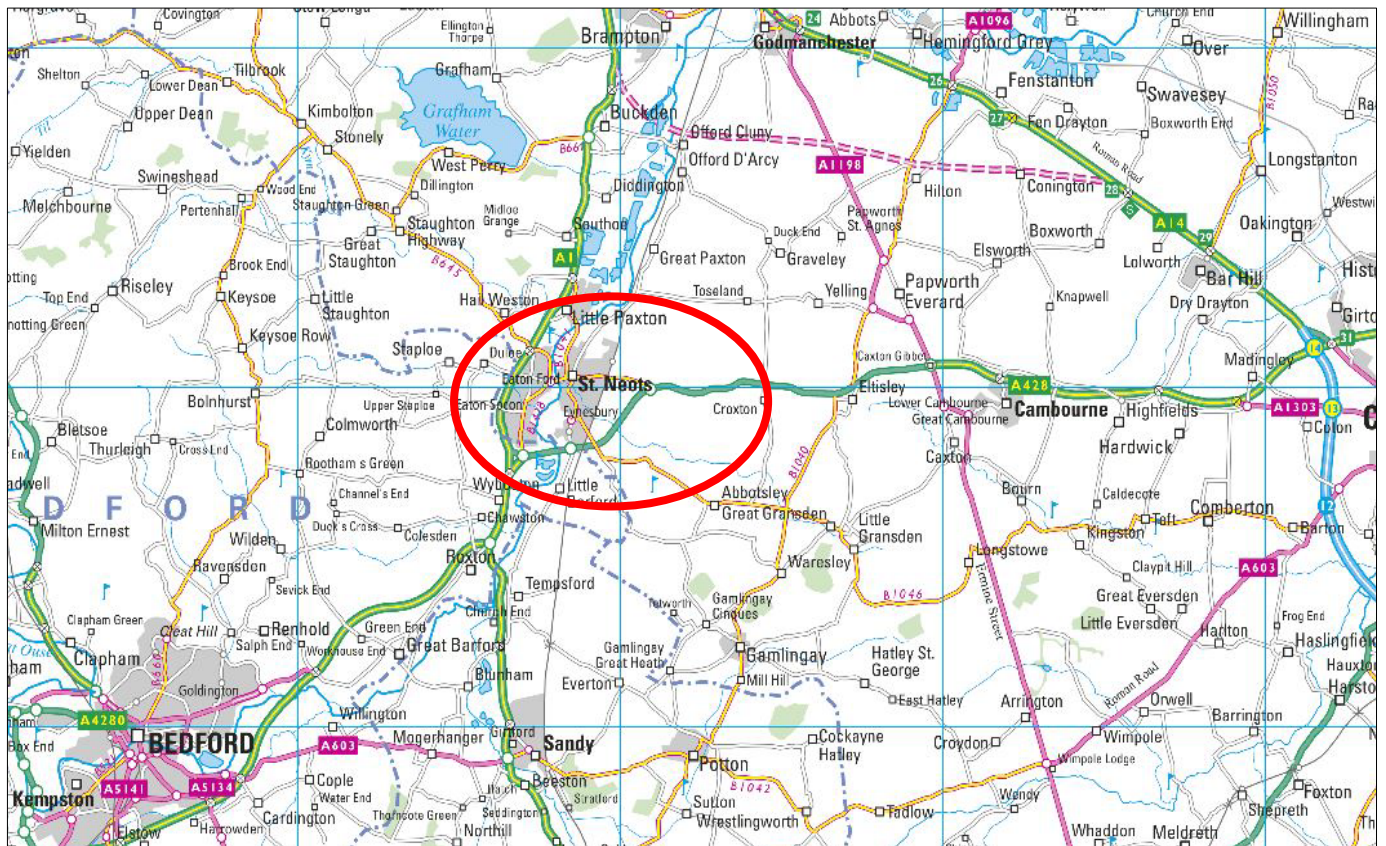
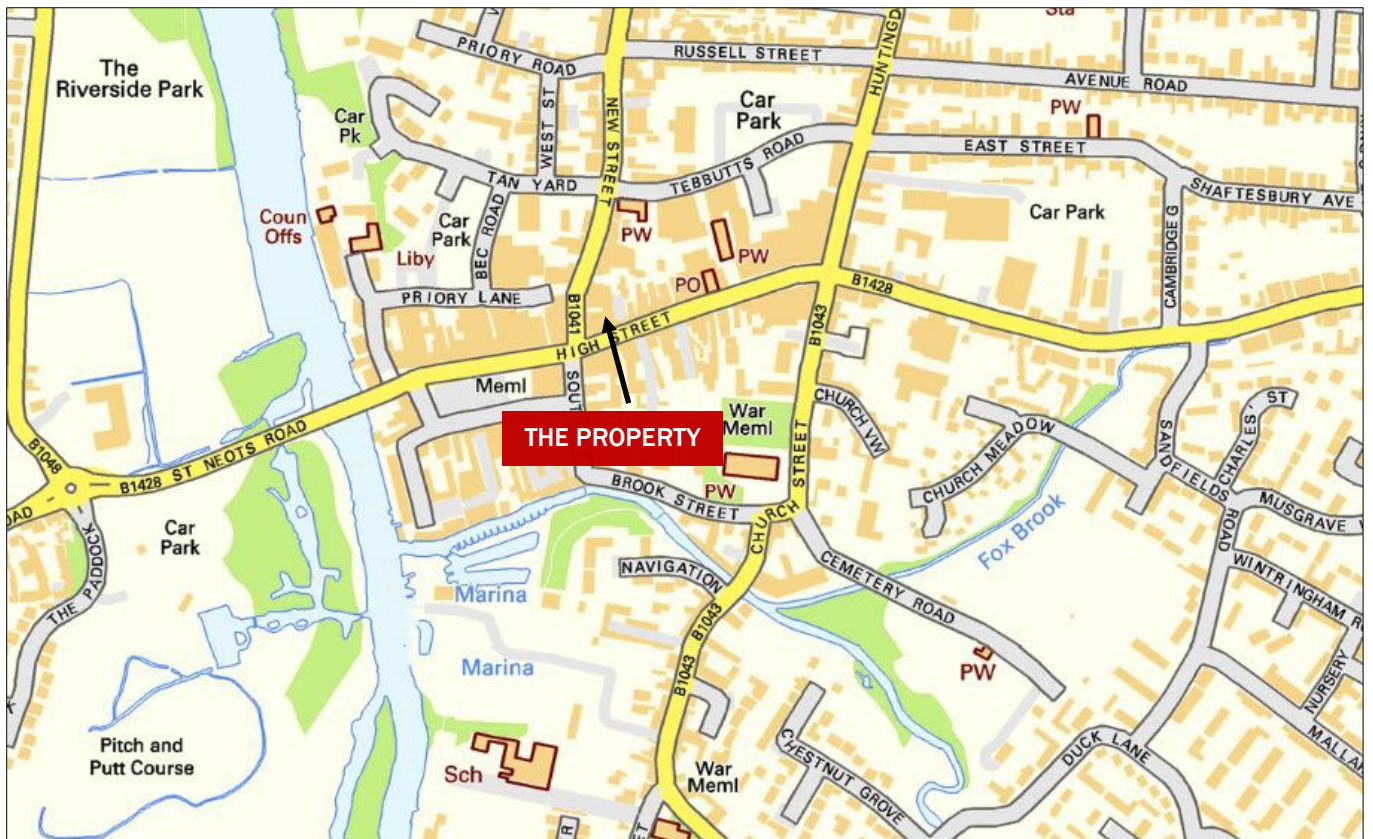
or

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

EPC Rating

The property's current energy rating is D.





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