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## **TO LET**

36 Market Square, St Neots, Cambs, PE19 2AF

**Guide Rent: £13,000 Per Annum**

- Ground Floor Shop/Office Premises
- Total Gross Internal Area – 43.08 sq m (463 sq ft) Approx
- Public Car Parks Nearby
- 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, Argos, Marks & Spencer Simply Food and Waterstones. There are also a range of interesting smaller retailers.

### The Property

The property is located on the Market Square and comprises a ground floor shop/office unit with toilets and kitchenette.

There is no dedicated parking to the property but there are public car parks nearby.

### Accommodation

Ground Floor Shop/Office      43.08 sq m      463 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

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 on a new full repairing and insuring lease on terms to be agreed.

### Rent

**Guide Rent: £13,000 per annum** exclusive of all business outgoings and payable quarterly in advance by Bankers' Standing Order.

### Service Charge and Building Insurance

The Tenant is required to pay Buildings Insurance which is **£278.05 plus VAT** for 2024.

The Service Charge for 2024 is **£739.08 plus VAT** which is a contribution towards communal repairs/Maintenance of exterior of building.

### VAT

It is understood that VAT is payable on the transaction.

### Rates

2023 Rateable Value: £7900  
2024/2025 Rate Poundage 49.9p/£  
(Note: Transitional Relief/Charge may apply)

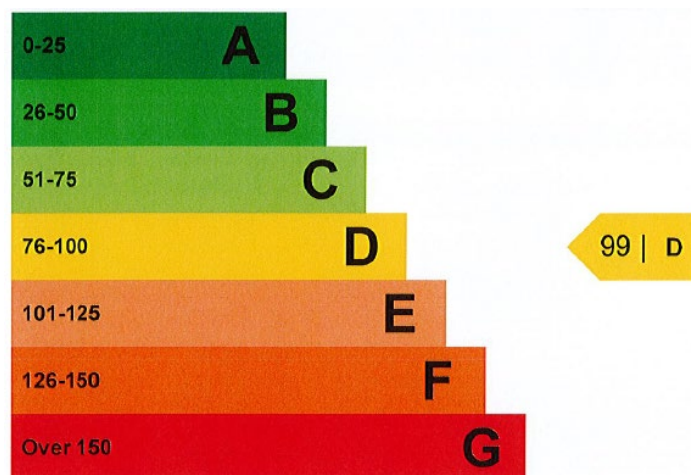
### Viewing

Strictly by appointment through the sole letting agents:

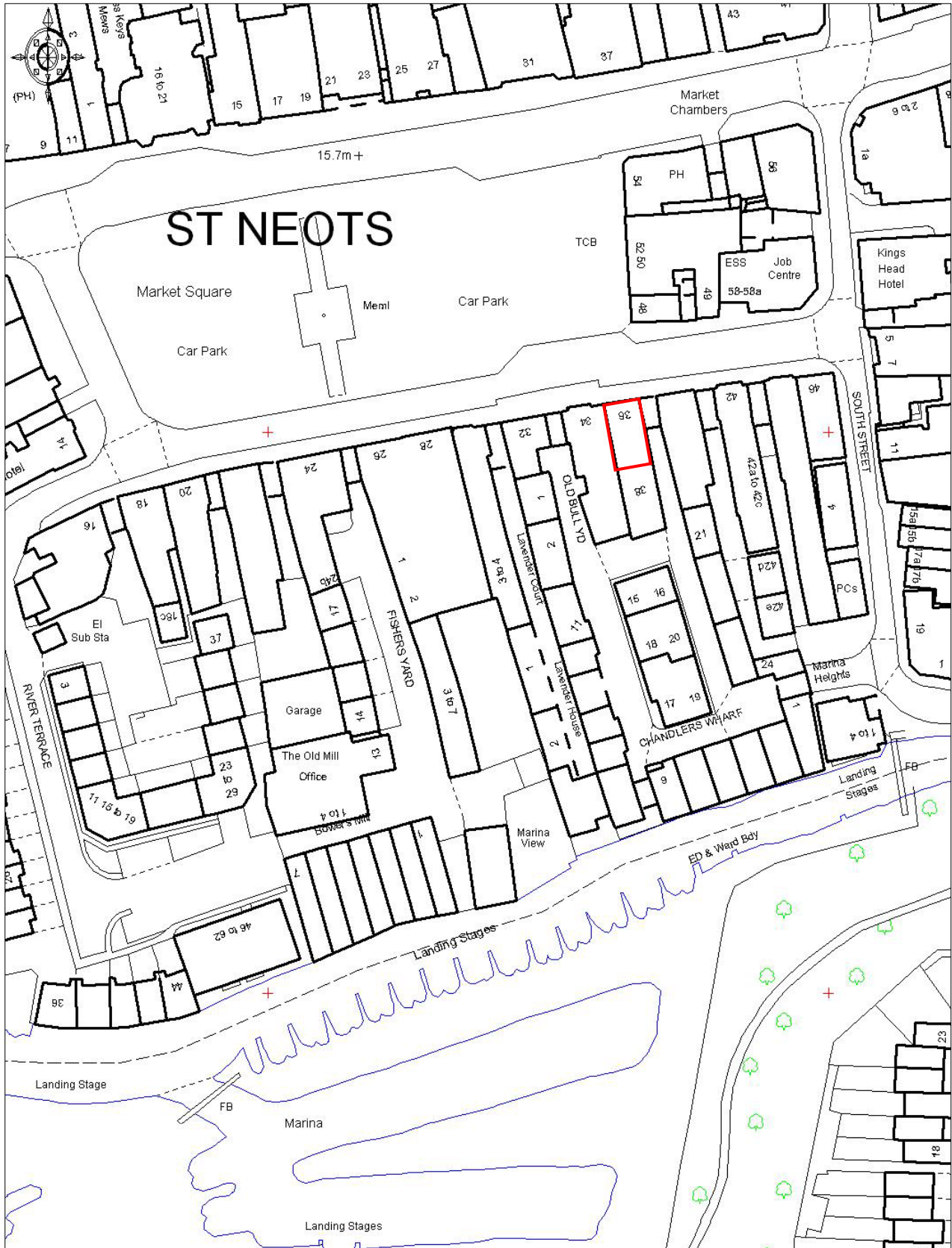
**Brown & Co**  
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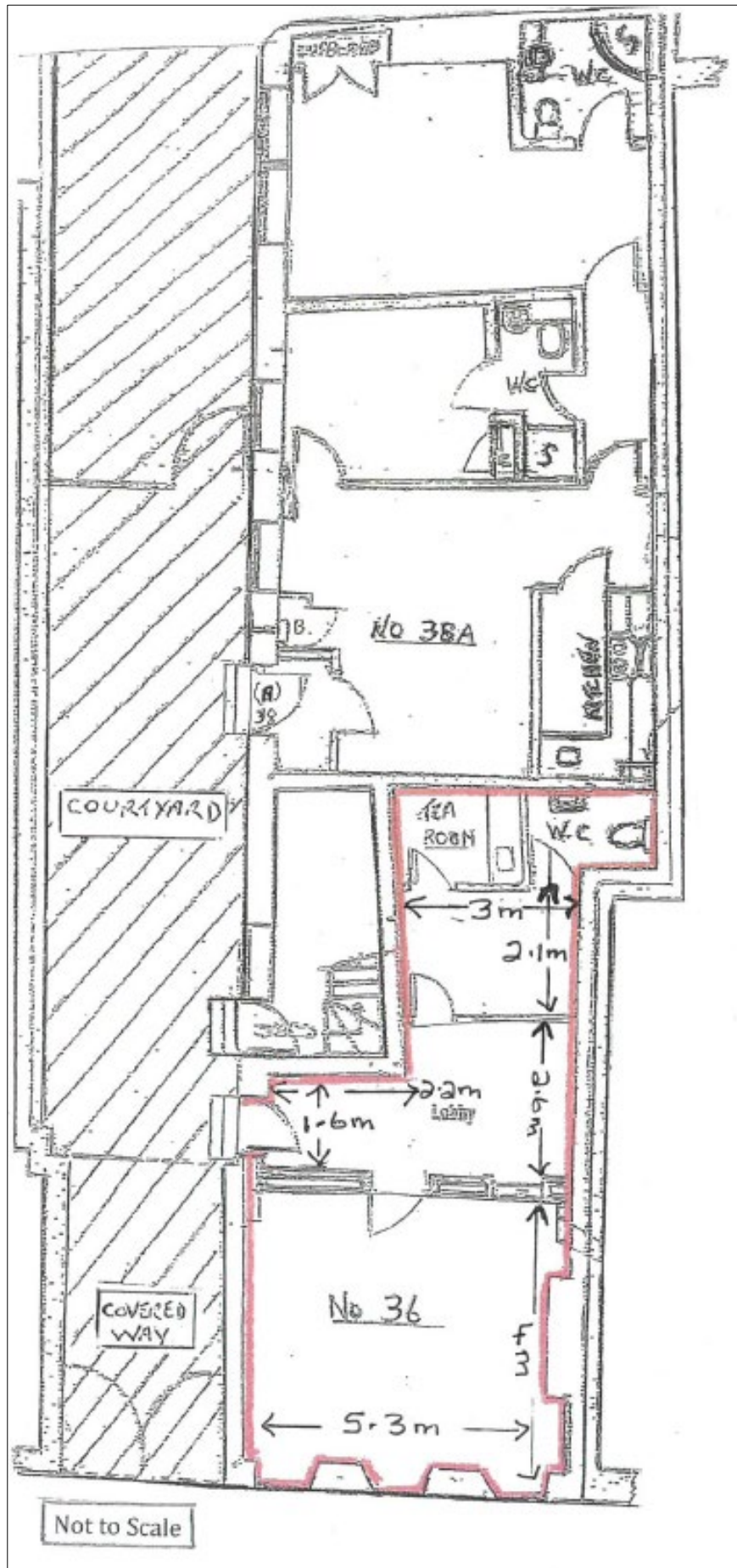
Anne McGlinchey  
Tel: 01480 479072  
Email: anne.mcglinchey@brown-co.com

### EPC Rating

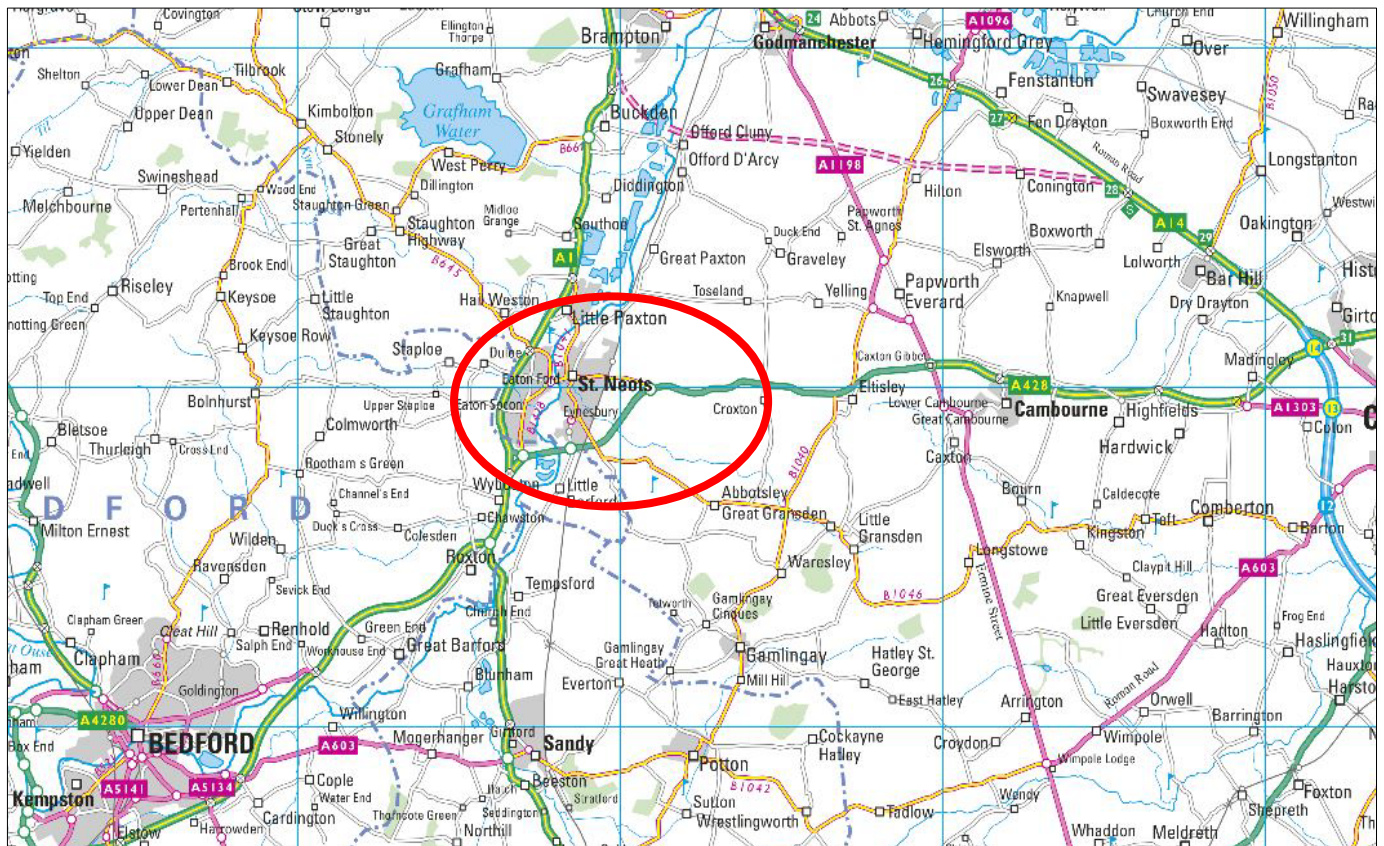
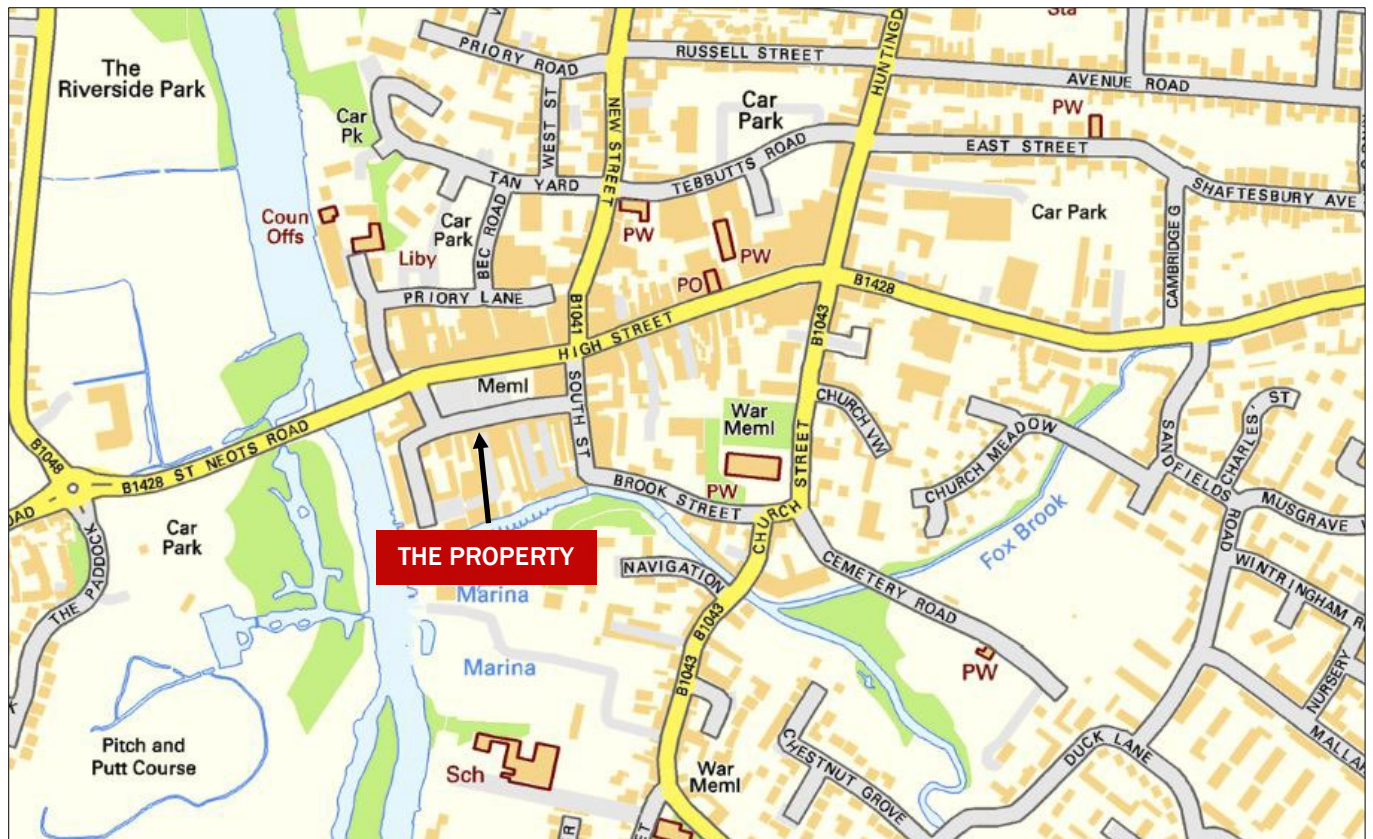












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