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## **TO LET / MAY SELL**

2/2B Church Street, St Neots, Cambs, PE19 2BU

**GUIDE RENT: Shop - £12,000 Per Annum**

**GUIDE RENT: First Floor Flat - £9,000 Per Annum**

**GUIDE PRICE: Shop and Flat - £300,000**

- Ground Floor Shop Unit with Flat Above
- Shop Unit – NIA: 44 sq m (474 sq ft); Storage – 6 sq m (65 sq ft); ITZA – 474 sq ft
- First Floor Flat – 30.7 sq m (330 sq ft)
- Town Centre Position
- Located Close to Public Car Parks
- 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 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

The property is located at Church Street, near the main junction with the High Street and comprises a ground floor retail unit with rear storage with a flat above.

The shop was formally used as a barber shop.

The first floor flat comprises a lounge/diner with open plan kitchen, one bedroom and a bathroom and requires some upgrading. Storage heaters are installed.

The retail unit/flat can be let together or separately.

## Accommodation

Ground Retail Area	44.0 sq m	(474 sq ft)
Ground Floor Storage	6.0 sq m	(65 sqft)
First Floor Flat	30.7 sq m	(330 sq ft)

ITZA - 474 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 electricity, water and telecom services are connected to the property. 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 shop is offered on a new full repairing and insuring lease on terms to be agreed.

The flat is available by way of an Assured Shorthold Tenancy.

## Guide Rents

**Shop - £12,000 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

**Flat - £9,000 per annum exclusive** (equating to £750 pcm) and payable monthly in advance by Bankers' Standing Order.

## Guide Price

**Shop and Flat - £300,000.**

## VAT

It is understood that VAT is not payable.

## Rates

### Shop

2023 Rateable Value: £7400

2024/2025 Rate Poundage 49.9p/£

(Note: Transitional Relief/Charge may apply)

### Flat

Council Tax Band A - £1489.42

## Viewing

Strictly by appointment through the sole letting agent:

### Brown & Co

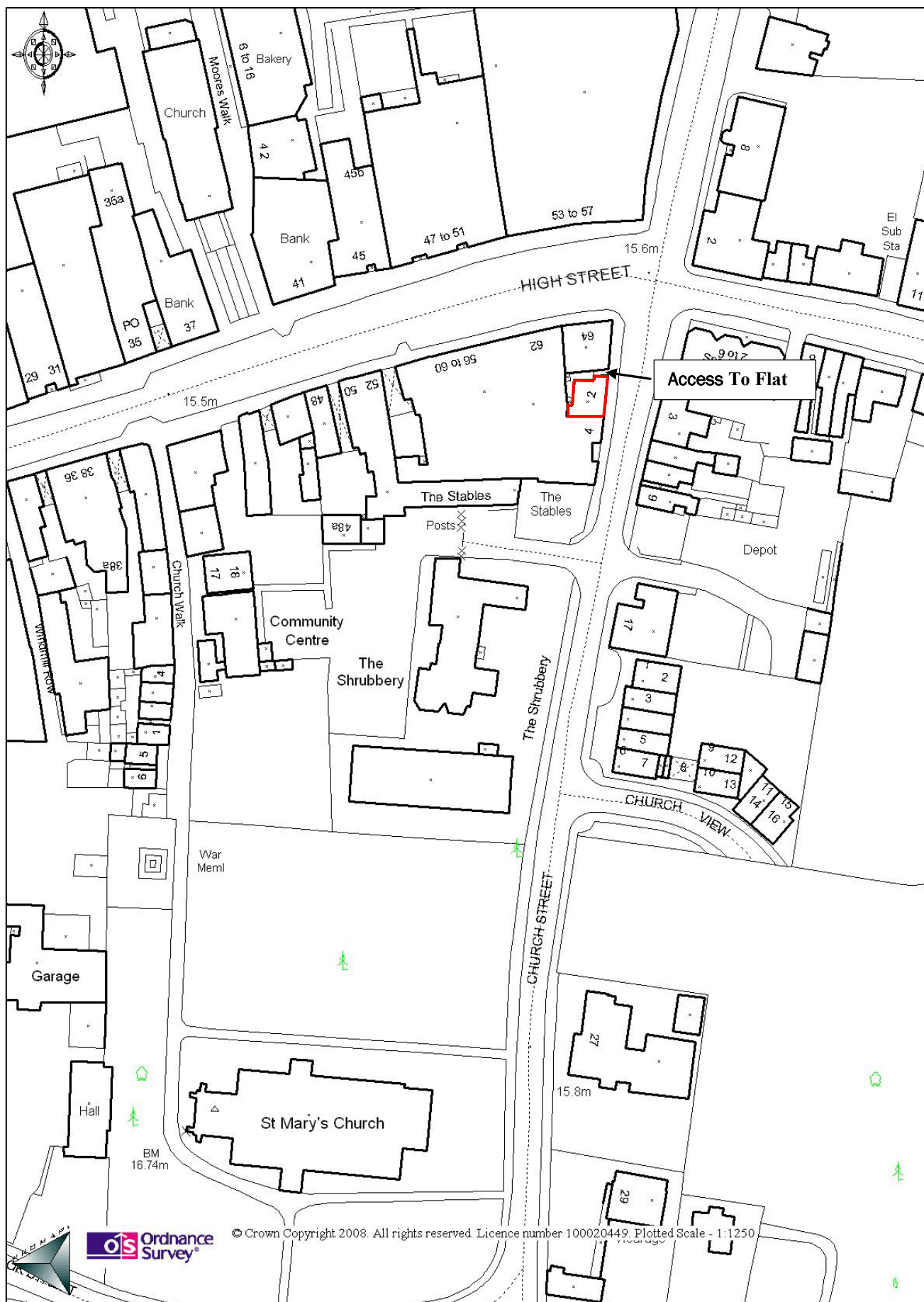
The Fairways Wyboston Lakes Wyboston Beds, MK44 3AL

Anne McGlinchey Tel: 01480 479072

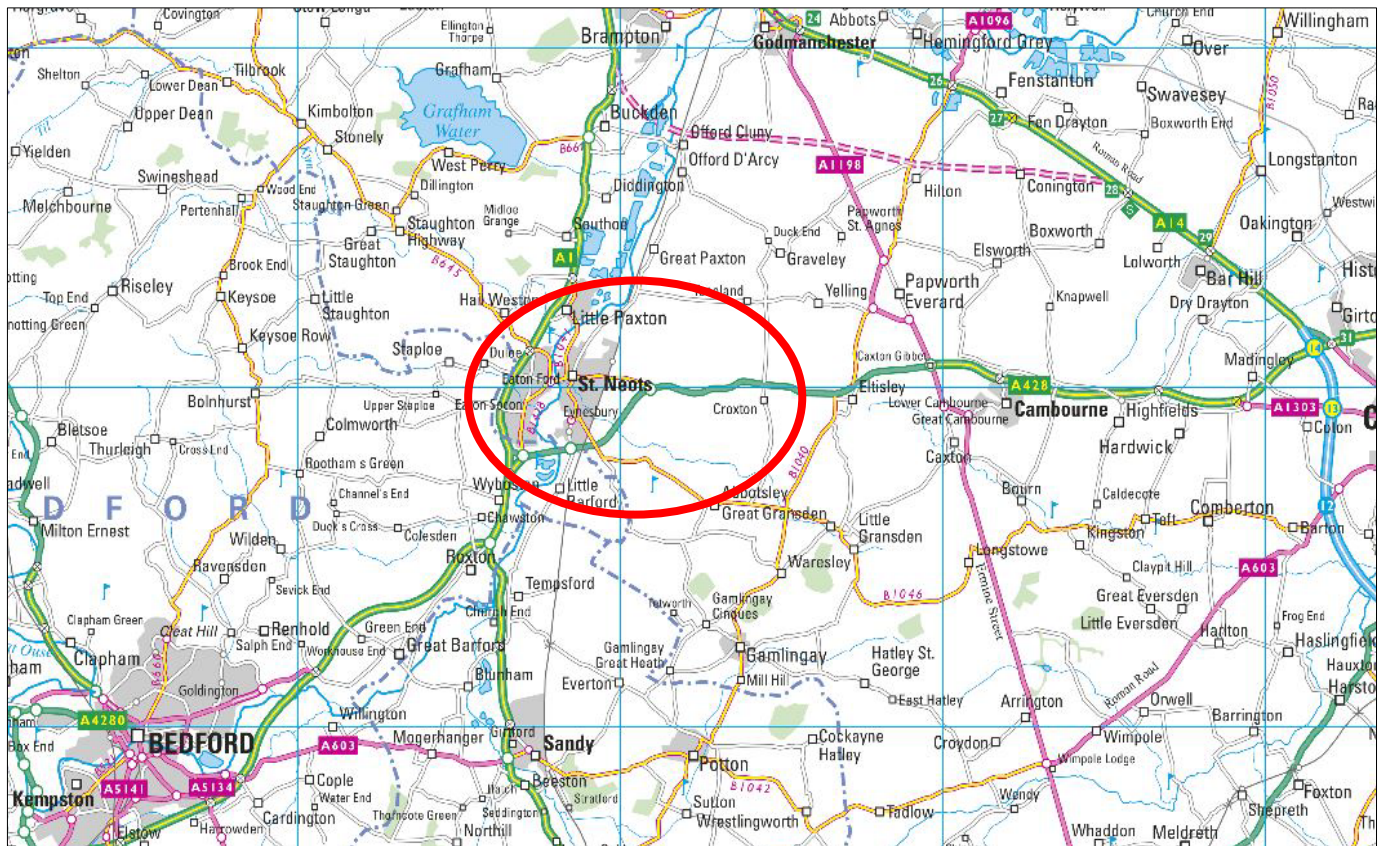
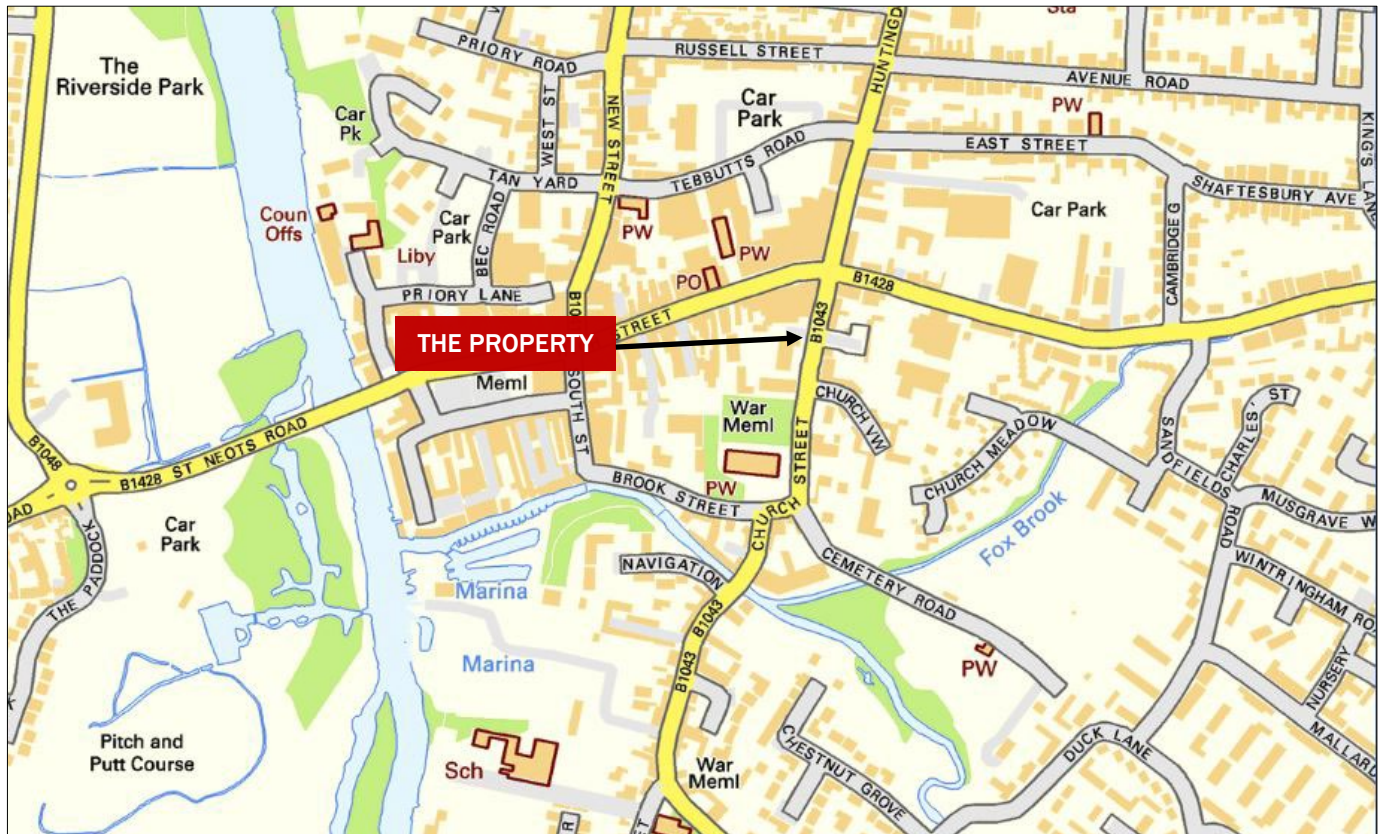
Email: anne.mcglinchey@brown-co.com

## EPC Rating

Pending.



Access To Flat



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