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## **TO LET**

35 Church Street, Gamlingay, Sandy, SG19 3JH

**Guide Rent: £55,000 Per Annum**

- Located in Popular Area of Gamlingay
- Floor Area – 639 sq m (6,880 sq ft)
- Generous Parking and Loading Area to the Front of the Property
- Easy Access to A1
- Immediately Available

## Location

Gamlingay is a popular and thriving village situated on the B1040, approximately 5 miles from Sandy, and 8 miles south-east of St Neots, both of which are on the main East Coast rail line with journeys into London Kings Cross in under one hour.

The village is conveniently located for access to all parts of the region via the A1 and M11 motorways and is also accessible to the historic City of Cambridge. The village, with a population of approx. 3,500, provides a range of shops and services including Post Office, Co-Op, three public houses, Primary School, Village College and GP Surgery. It is also on the public transport network.

## The Property

The property comprises of a single storey industrial unit with ancillary office accommodation, located in the centre of Gamlingay. The unit is accessed by a roller shutter to one side of the property and a customer/employee entrance via the office accommodation is located at the front of the property.

The property is a brick built unit with portal frame and has dedicated offices along with Male/Female WC's. Outside the unit is a secure yard which is available for staff parking along with loading and unloading.

## Accommodation

The property has the following approximate gross internal floor areas:

Warehouse	482 sq m	5,190 sq ft
Offices	157 sq m	1,690 sq ft
<b>Total</b>	<b>639 sq m</b>	<b>6,880 sq ft</b>

## Planning

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

## Services

Mains water, single and 3-phase 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: £55,000 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

## VAT

VAT is payable on the transaction.

## Rates

2023 Rateable Value: £35,750  
 2023/2024 Rate Poundage 49.9p/£  
 (Note: Transitional Relief/Charge may apply)

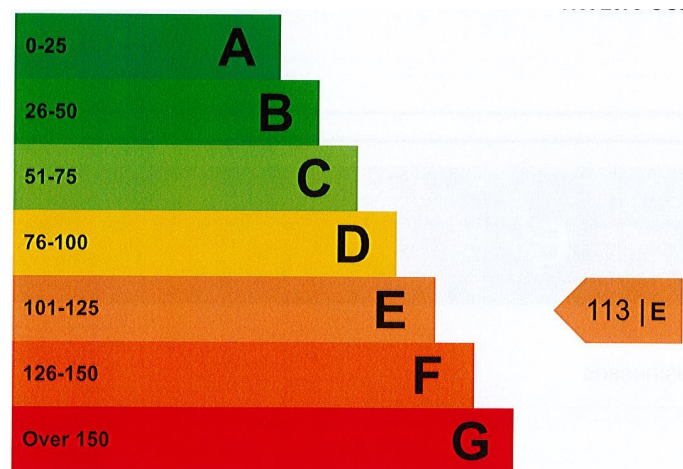
## Viewing

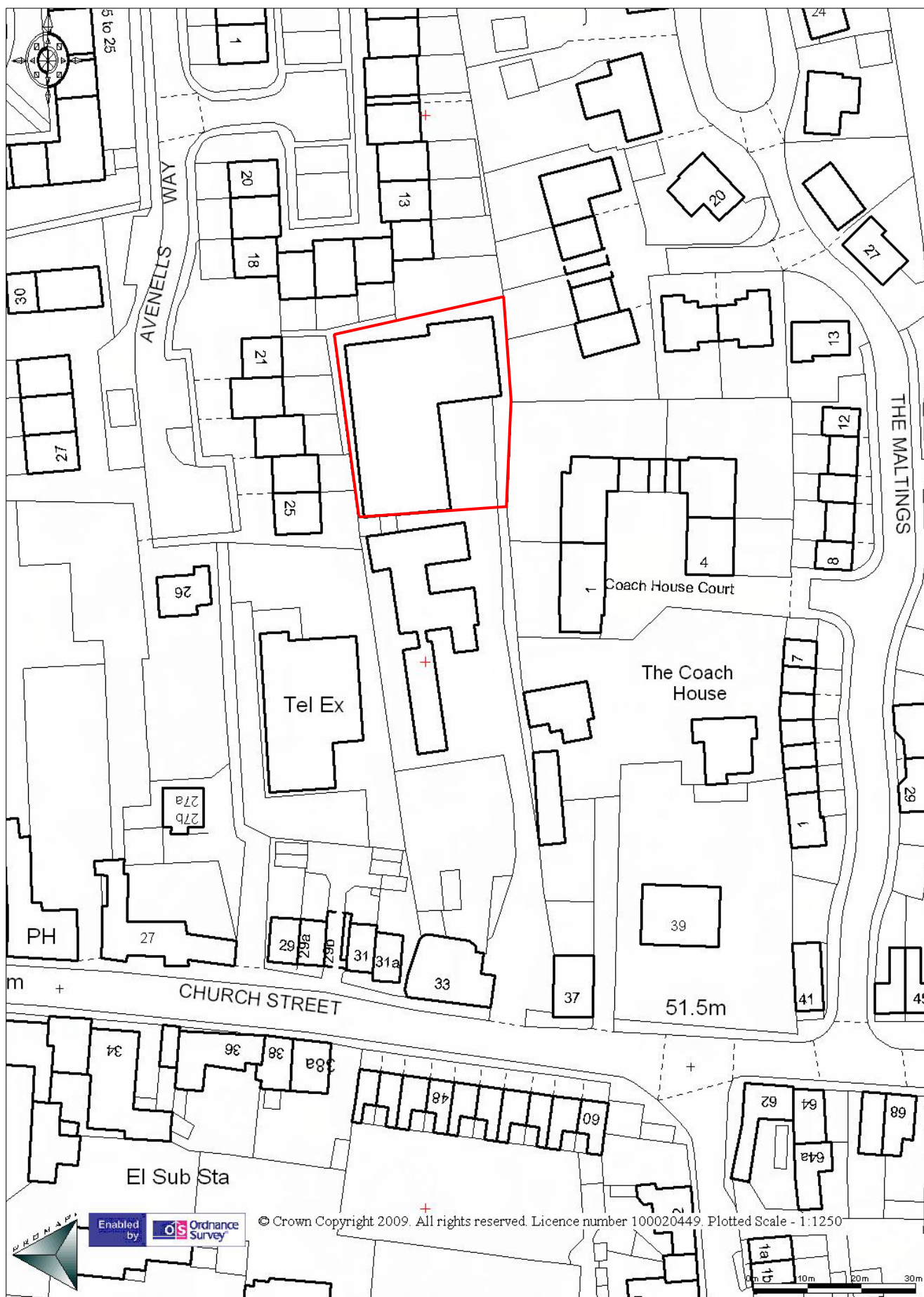
Strictly by appointment through the sole letting agents:

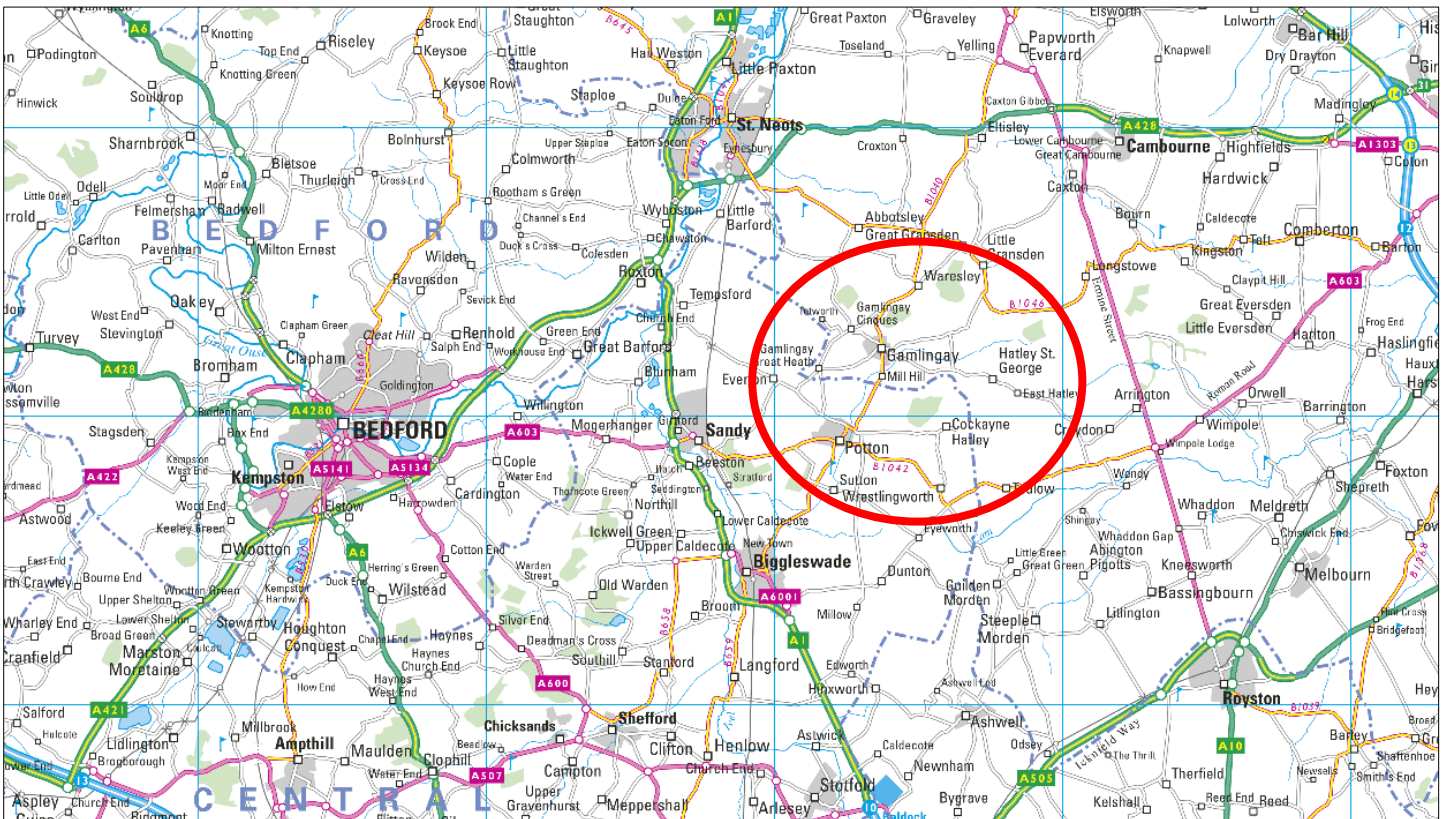
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## EPC Rating







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