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## **TO LET**

**First Floor Offices, Cross Keys Mews, St Neots, Cambs, PE19 2AR**  
**Guide Rent: £14,500 Per Annum**

- Net Internal Area – 117 sq m (1,259 sq ft)
- Plus Storage, Male and Female WC's and Kitchenette
- Located on Popular Thoroughfare between Market Square and Waitrose
- Dedicated Access
- Busy Town Centre Location
- 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, Marks & Spencer Simply Food and Waterstones. There are also a range of interesting smaller retailers.

## The Property

The property comprises of seven offices at first floor level forming part of Cross Keys Mews in a prominent position close to Iceland, M&Co, Greggs Bakery and Waitrose.

## Accommodation

First Floor Office	117 sq m	1,259 sq ft
Storage	3.5 sq m	37 sq ft
Kitchenette	8.5 sq m	91 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: £14,500 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

## VAT

VAT is payable on the transaction.

## Service Charge

The tenant is required to contribute towards the costs of buildings insurance, communal lighting, water rates, communal repairs etc and towards a sinking fund.

For budget purposes only, this is 13.12% of the overall Service Charge currently equating to £1,892.74 plus VAT per quarter.

## Rates

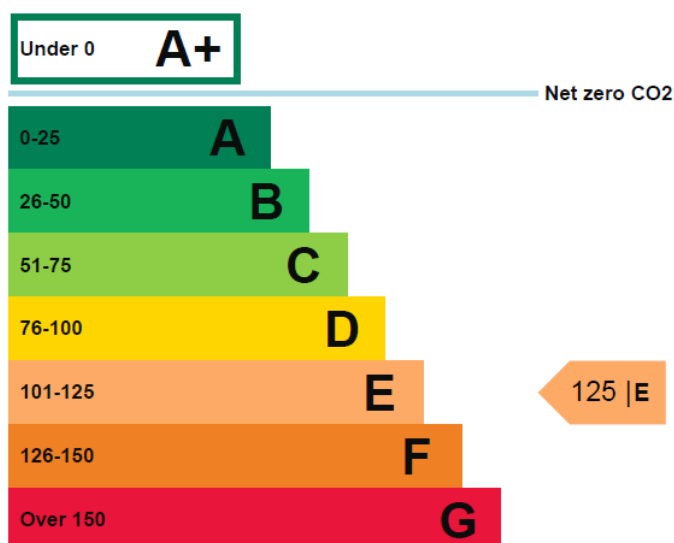
2023 Rateable Value: £14,300 (approx.)  
 2024/2025 Rate Poundage 49.9p/£  
 (Note: Transitional Relief/Charge may apply)

## Viewing

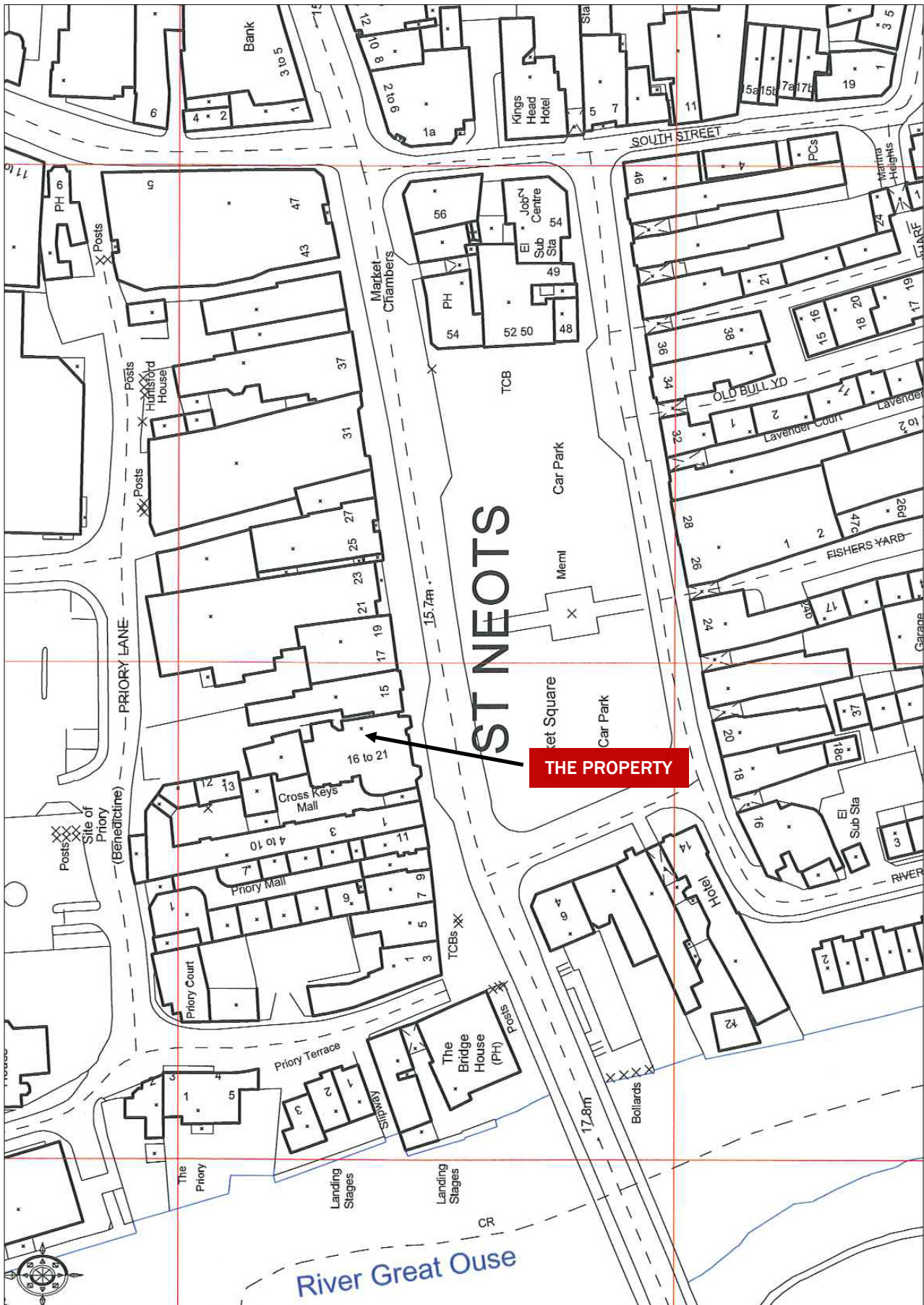
Strictly by appointment through the sole letting agents:

**Brown & Co**  
 The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL  
 Anne McGlinchey  
 Tel: 01480 479072  
 Email: anne.mcglinchey@brown-co.com

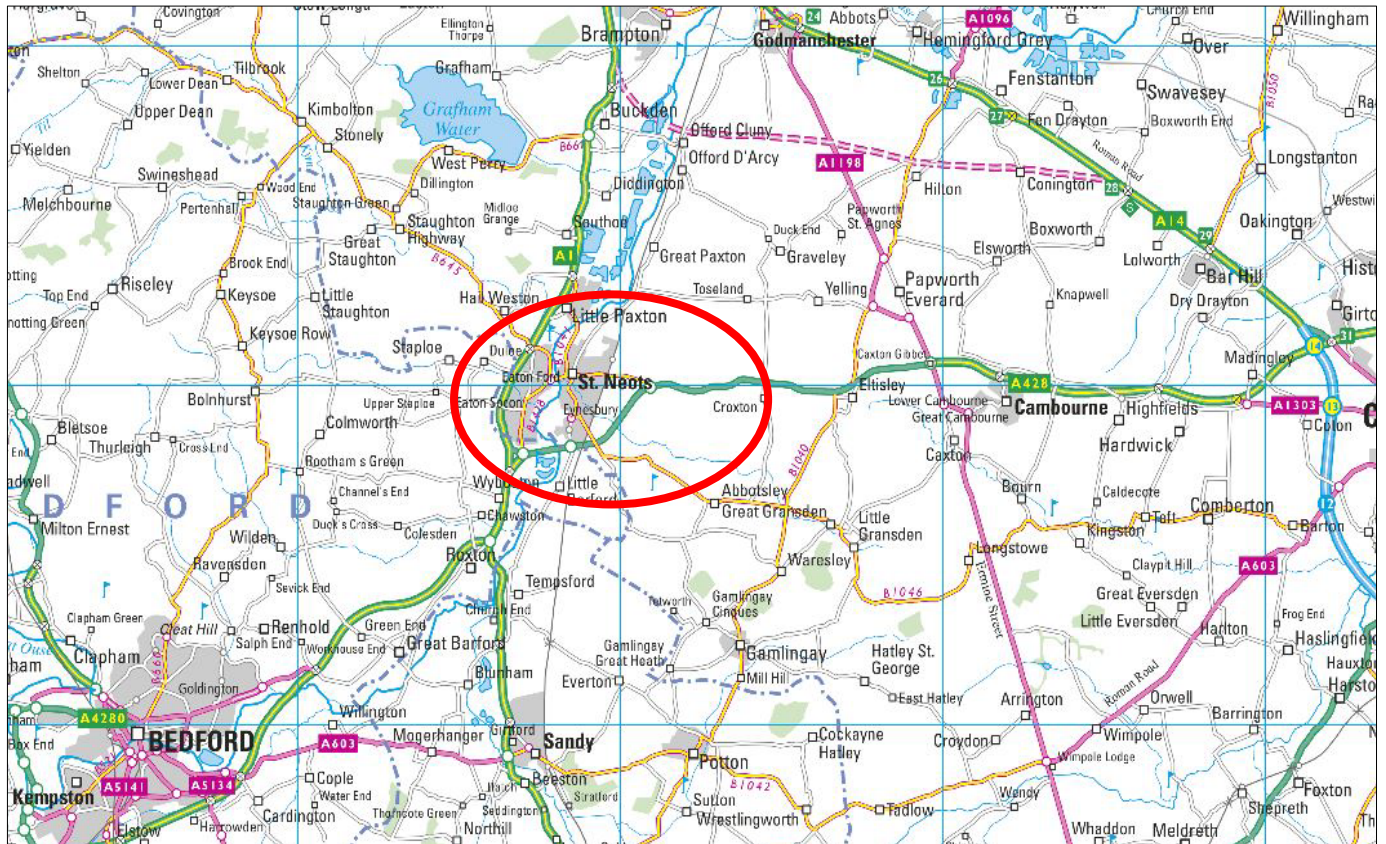
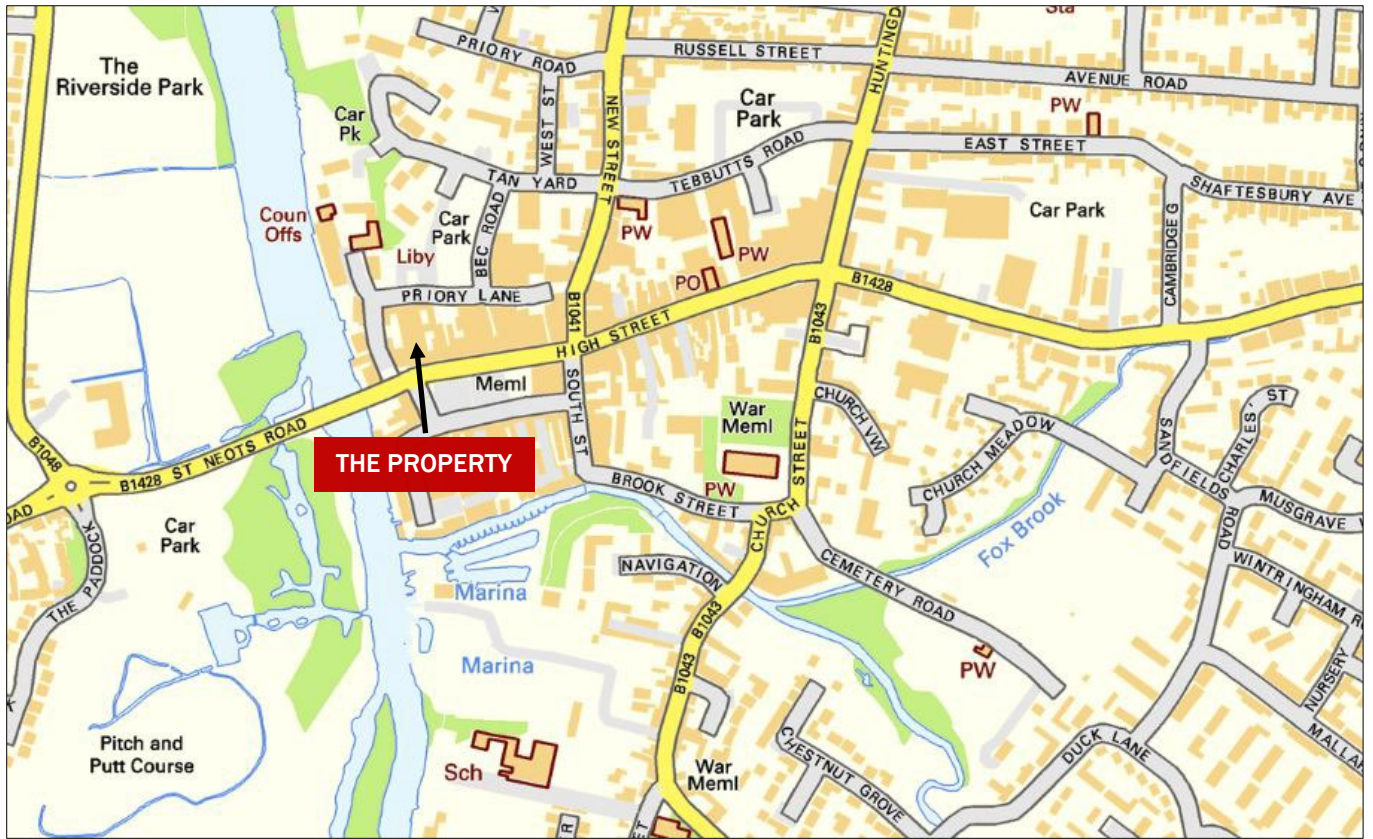
## EPC Rating











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