

01480 451578

eddisons.com

Eddisons

Prominent Retail Premises - FOR SALE



20 HIGH STREET, ST. NEOTS, CAMBRIDGESHIRE PE19 1JA

**Price: £325,000**

**Size: 1,337 sq ft (124.21 sq m)**

- Parking for two at rear
- First floor office/sales
- Potential for alternative uses (STP)
- Potential for sub-division
- Used as a hairdressers for many years

## LOCATION

St Neots is a popular market town with a population of approximately 26,000 and is located approximately 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 bypasses the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International).

## DESCRIPTION

The property provides a prominent High Street opportunity for someone to purchase their own retail unit. The building has allocated parking at the rear for two. The property has been used successfully for many years as a hairdressing salon but may be suitable for a variety of uses (Subject to Planning).

The ground floor measures approximately 85.47 sq m (920 sq ft) on a net internal basis, with the first floor providing a further 38.74 sq m (417 sq ft) of additional sales or office accommodation. There is also a WC on the first floor and a kitchenette to the rear.

## SERVICES

Mains electricity, drainage, and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## PRICE

£325,000.

We understand VAT will not be charged on the price.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £16,750 and is known as "Unit 1"

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction

## EPC

We are awaiting an EPC.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**

**Incorporating Barker Storey Matthews**

150 High Street

Huntingdon

Cams

PE29 3YH

Contact: Matthew Hunt

**matthew.hunt@eddisons.com**

(01480) 451578

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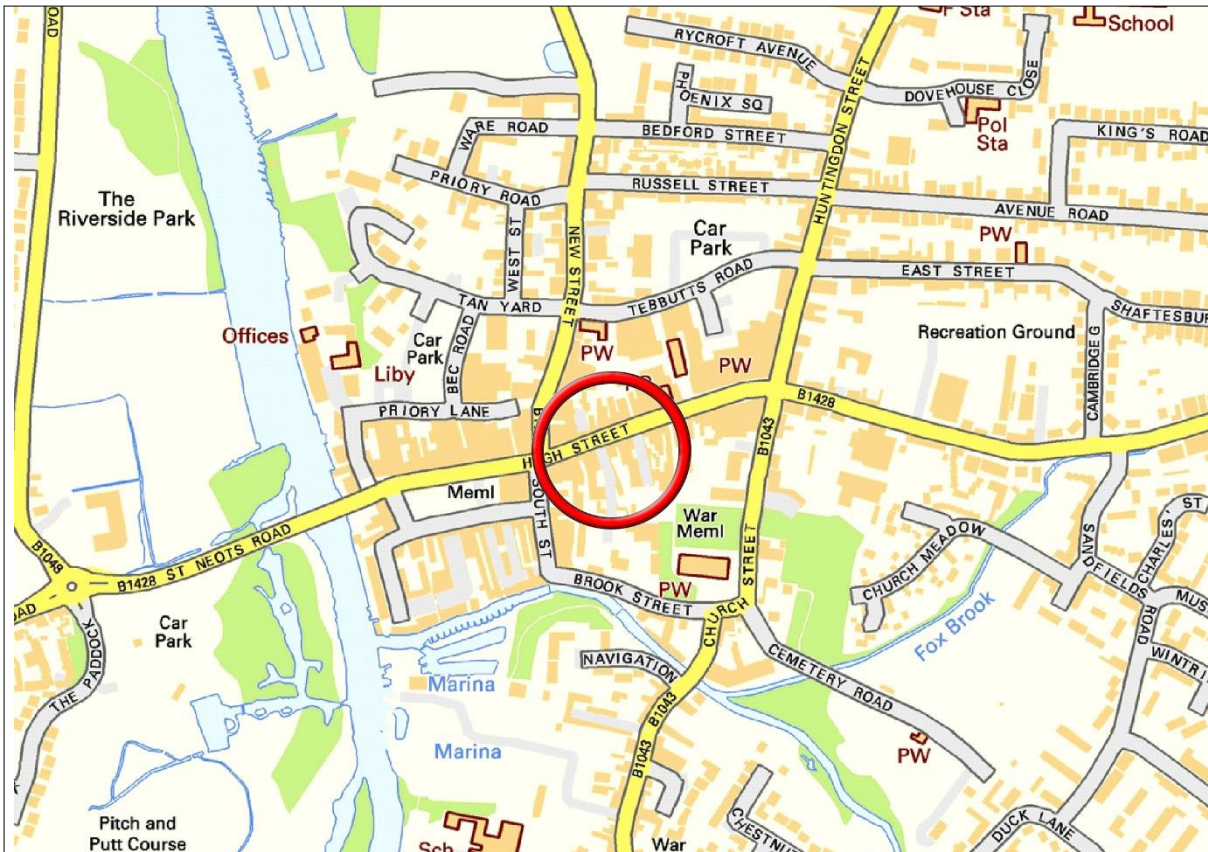
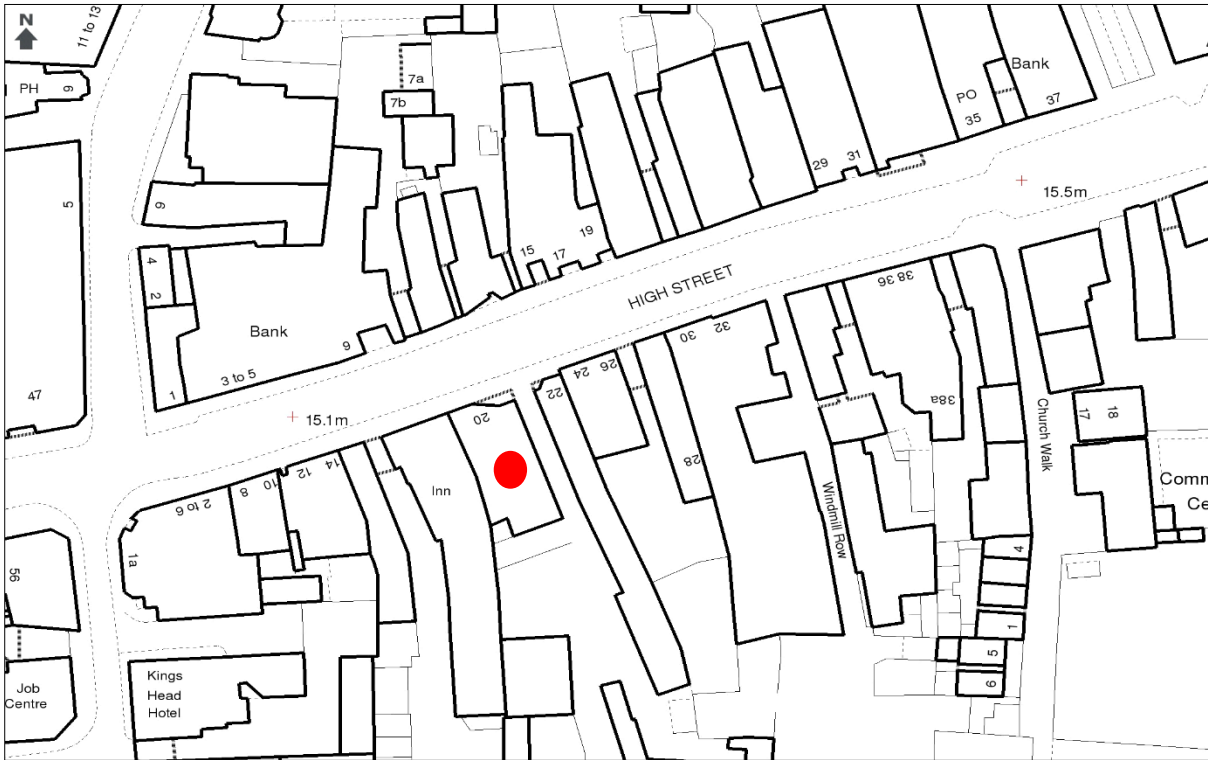


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### Important Information

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