

01480 451578

eddisons.com

RETAIL/PROMINENT OFFICE - TO LET

Eddisons



**37A MARKET SQUARE,
ST. NEOTS, CAMBRIDGESHIRE PE19 2AR**

Rent: £15,000 per annum

Size: 386 sq ft (35.86 sq m)

- Prominent town centre location
- Good display window
- Parking nearby
- Close to many national retailers

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 pitch fronting Market Square on a busy crossroad junction. The property is adjacent to Haart Estate Agents and close to a series of pedestrian crossings.

Internally there is an open plan sales area with a corridor to the rear leading to a single WC.

The property has an ITZA sales area of 318 sq ft (29.54 sq m).

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.

PLANNING

Interested parties are to satisfy themselves that there is sufficient planning consent for their intended use.

RENT

£15,000 per annum.

VAT

We understand that VAT will not be charged on the rent.

LEASE TERMS

The property is available by way of a sub-lease upon terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £13,750.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p in the pound. 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

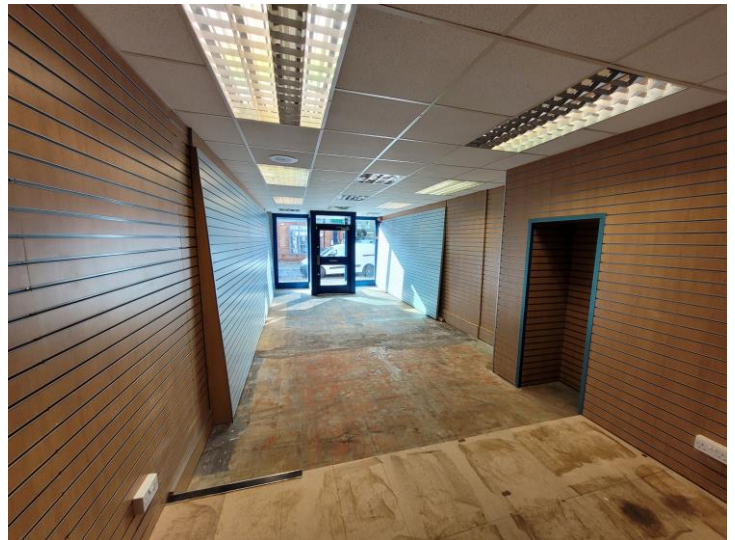
Awaiting EPC.

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

811.175881.V2 240606rv

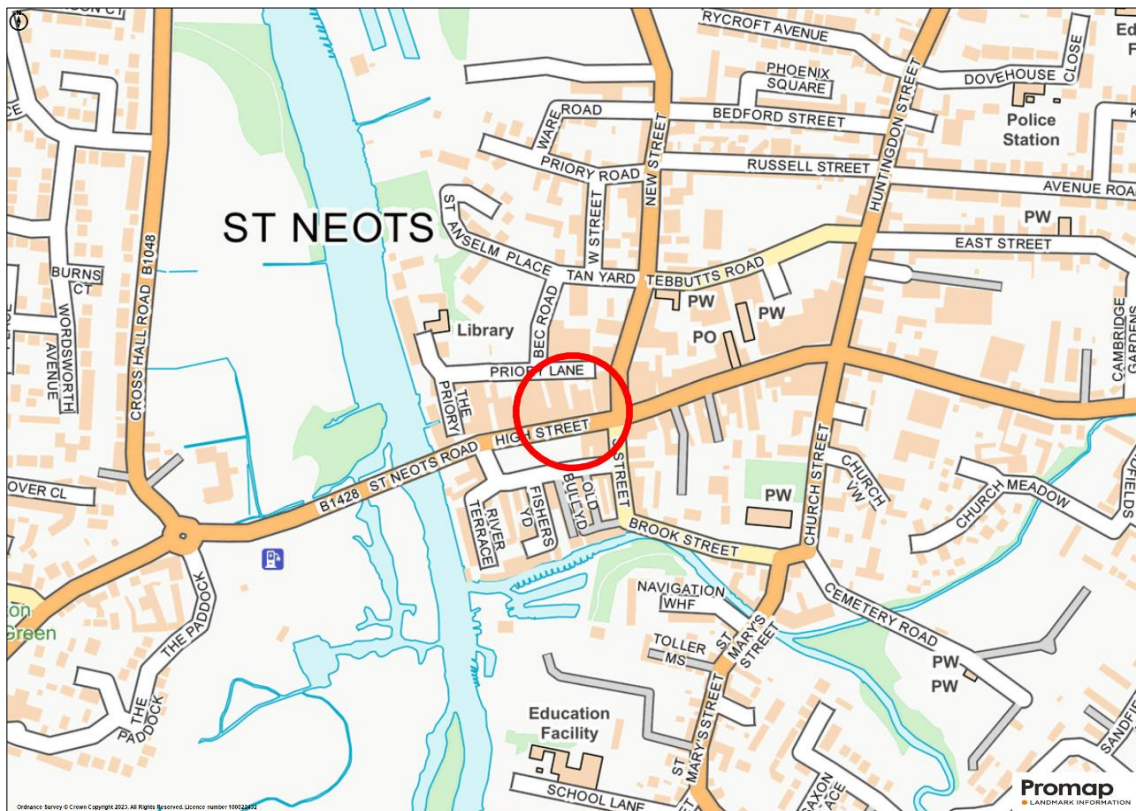
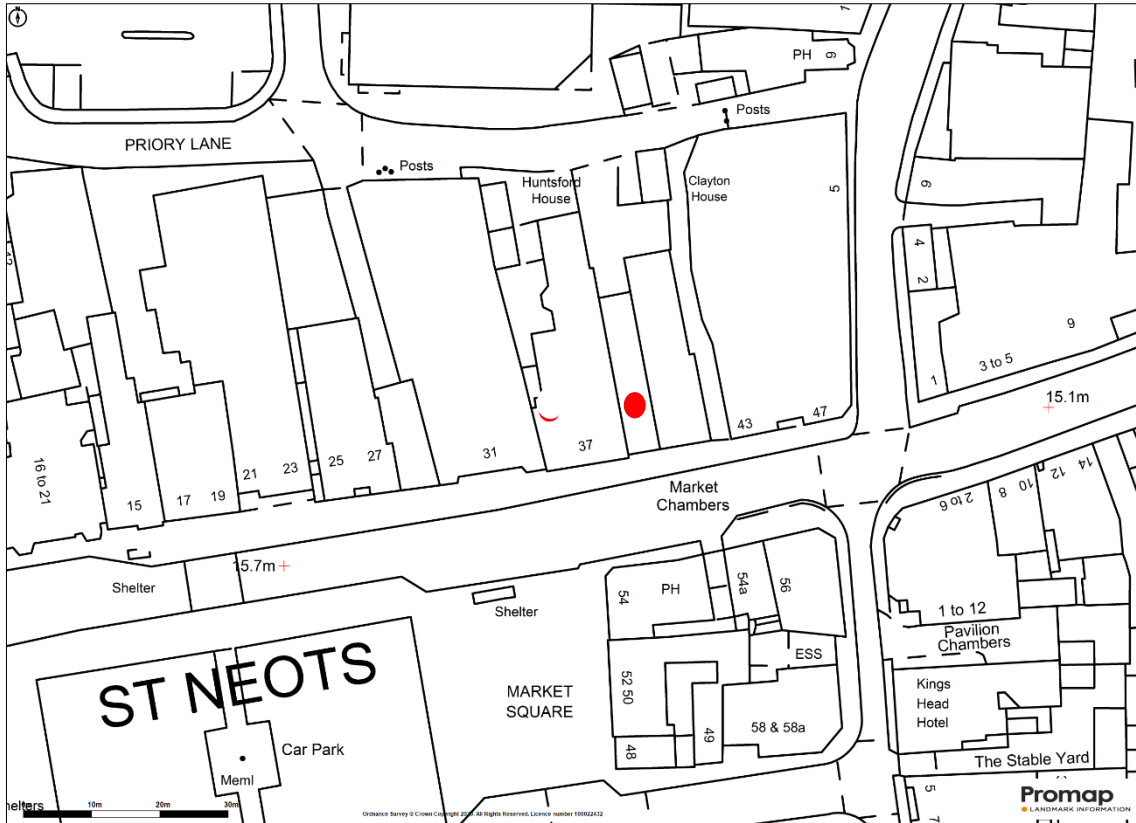


For more information, visit eddisons.com
T: 01480 451578

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



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