

01480 451578

eddisons.com

PART-LET INDUSTRIAL INVESTMENT
FOR SALE

Eddisons



3 LITTLE END ROAD, EATON SOCON, ST. NEOTS,
CAMBRIDGESHIRE PE19 8JH

OIRO £1,000,000

Size: 1,266.14 sq m (13,629 sq ft)

- Close to A1
- Good parking
- Established location
- Rarely available part-let opportunity
- Prominent from Little End Road

LOCATION

St Neots is a traditional market town with a population of approximately 31,000 and is located adjacent to the A1(M) providing good access to both London and the north. The A14/A1(M) link is approximately 8 miles to the north of Huntingdon and is currently undergoing a substantial upgrade to be completed in December 2020. Cambridge lies approximately 18 miles to the east, Huntingdon 7 miles to the north and Bedford 11 miles to the south-west. The A428 provides excellent road communications to both Cambridge and Bedford. There is a mainline railway station in St Neots with a regular service to London (Kings Cross).

DESCRIPTION

The property, which sits at the start of the town's primary industrial estate Little End Road, comprises a large end terrace industrial warehouse unit of steel portal frame construction with internal blockwork to the perimeter walls and facilities. The property has previously been owner occupied with a couple of smaller units created by way of sub-division within the overall frame.

Each unit is self-contained and separately sub-metered via the incoming supply which is situated within Unit 3.

Unit 3

Internally the property is largely open plan and provides a floor area of approximately 5,447 sq ft. There are two mezzanine structures in the main warehouse area which provide a further 3,348 sq ft of storage space at first floor level. They are fitted with a loading platform to allow goods to be forked onto the mezzanine. The property has been used for many years as a storage warehouse and as such has minimal office content. The original offices for the building have been leased separately and classified as Units 3A and 3B (ground and first floor offices). The eaves at full height are just under 5m. Under the mezzanine height is approximately 2.43m.

This section of the unit is also being marketed via Eddisons separately on a leasehold basis.

Unit 3A

Ground floor offices accessed separately to the main building by way of a pedestrian door at the southern end of the building. Accommodation provides for a series of offices with kitchenette and WC facilities.

Unit 3B

First floor offices accessed separately to the main building by way of a pedestrian door on the side elevation. From the ground floor

doorway allows access to a staircase leading up to a first floor landing with a series of offices, and kitchenette. This suite has shared access over the ground floor WC facilities.

Unit 3C

A sub-divided unit from the main warehouse. Self contained and provides an open plan workshop/storage area with it's own WC. Access is via a pedestrian door or roller shutter.

Unit 3D

An end of terrace unit within the overall frame of the larger building. Self-contained with own WC facilities and accessed via a pedestrian door or roller shutter door. It is understood the tenant has fitted a mezzanine storage area to the rear of the unit.

All of the units have allocated parking within the demised area with a handful of visitor spots also available. The building benefits from good parking levels overall.

SERVICES

Mains electricity, gas 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. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

UNIT	TENANT	SQ M	SQ FT	CURRENT RENTAL PA	ERV PA
3	Vacant	817.12	8,795	N/A	£45,000
3A	Charitable Organisation	61.6	663	£5,000	£5,000
3B	Mears Care	97.18	1,046	£9,500	£9,500
3C	Multi Security Services	82.5	888	£6,000	£9,000
3D	Unique Vans	207.74	2,236	£11,000	£18,500

All the tenants are on informal lease arrangements and had good relationships with the current owners. Formal leases could be put in place by prospective purchasers if desired.

All measurements are approximate prepared on a gross internal area basis.

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

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.

Eddisons

PRICE

OIRO £1,000,000 for the freehold interest. There is no VAT payable in respect of the purchase price, nor is there VAT attributed to the rent.

Allowing for purchasers costs of 5.75%, the price reflects a NIY of 2.95% rising to 7.23% once fully occupied. There may be potential to increase further to 8.23% if the ERV's are achieved.

RATES

It is our understanding that each of the units are rated separately.

We understand from internet enquiries made from the VOA website that the vacant section of the property has a rateable value of £38,000. 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

The property has an EPC of C (66). A copy is available upon request.

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

811.171110 240215

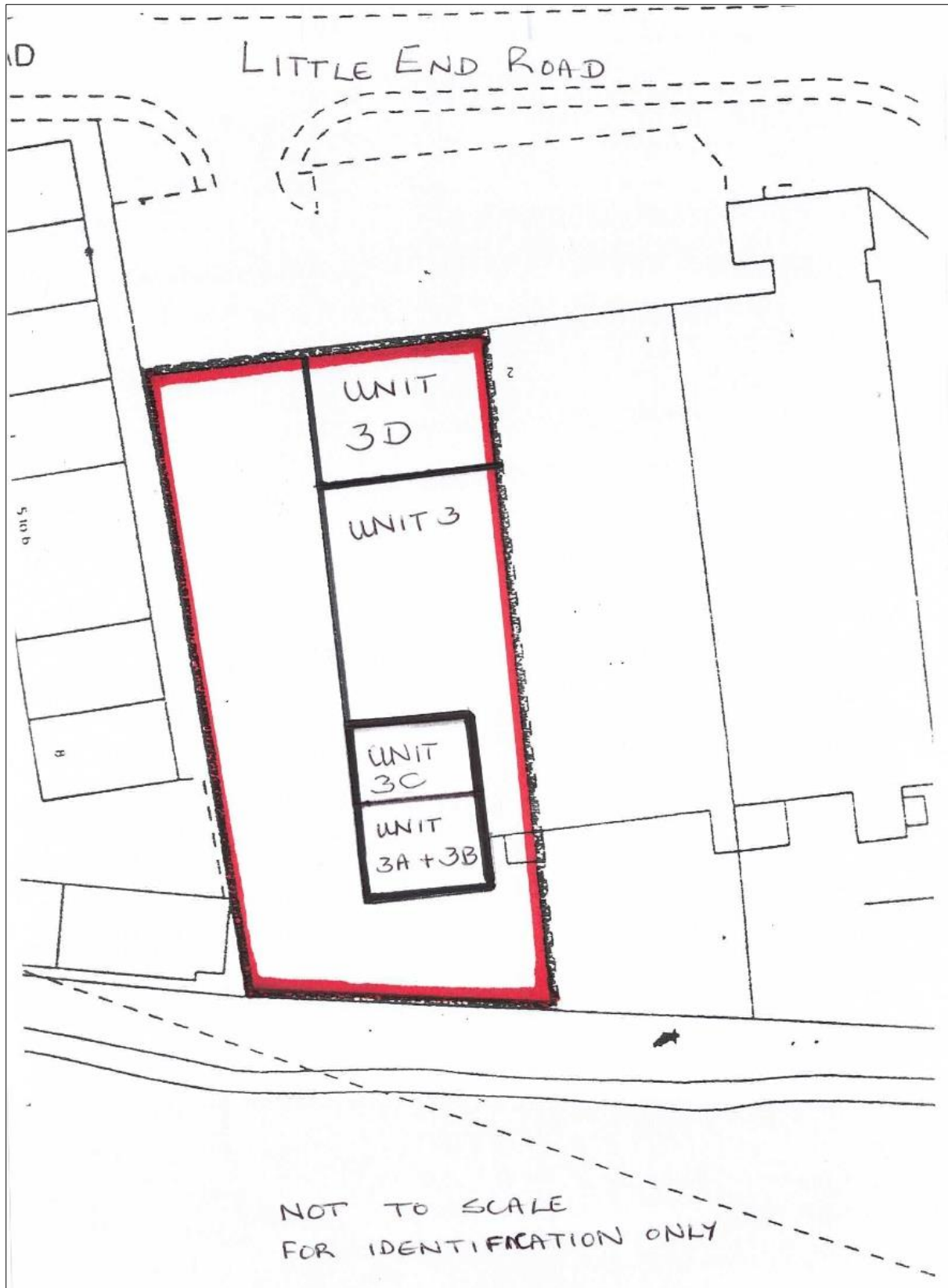


For more information, visit [eddisons.com](https://www.eddisons.com)
T: 01480 451578

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.

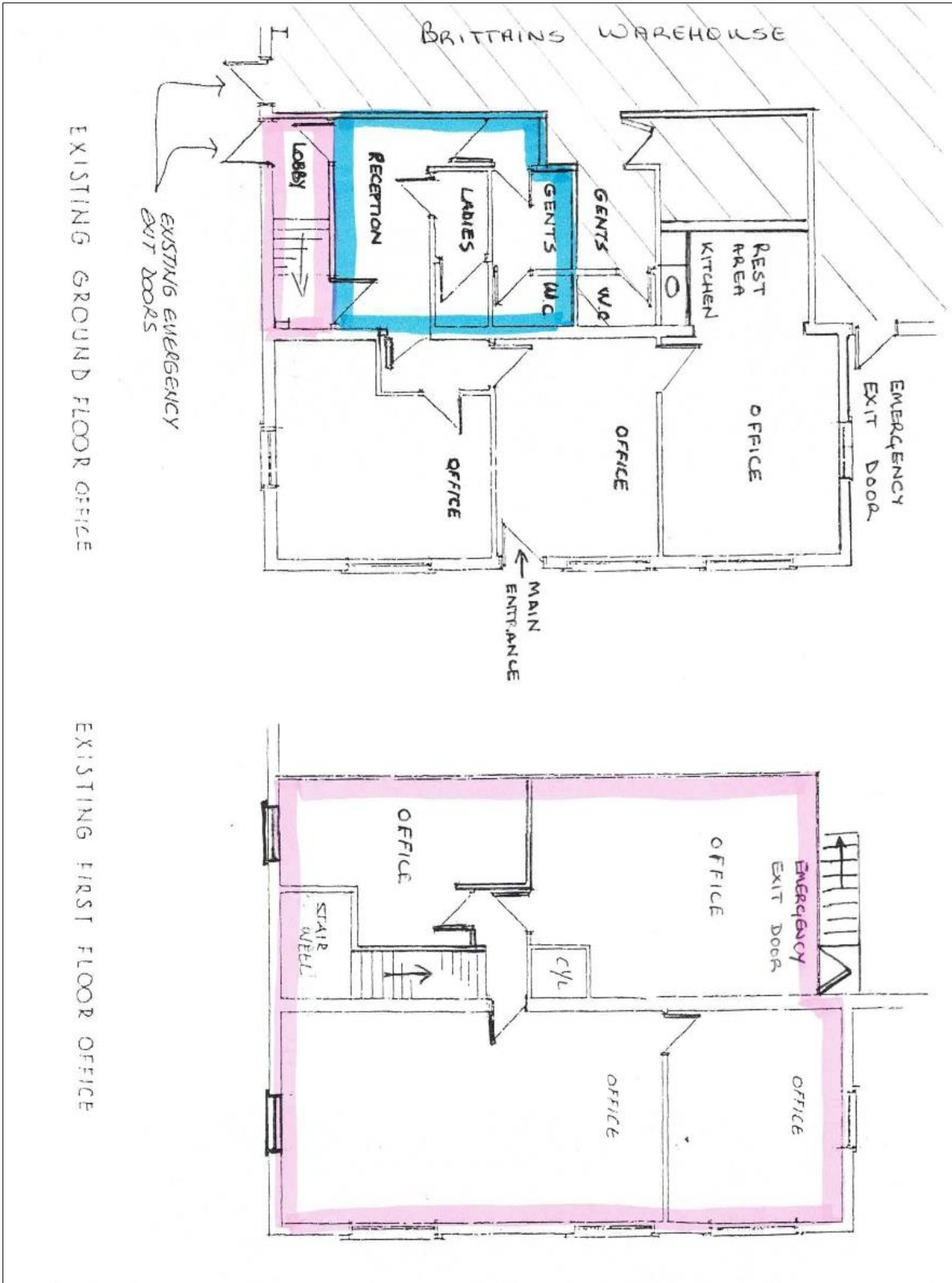


For more information, visit eddisons.com
T: 01480 451578

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.



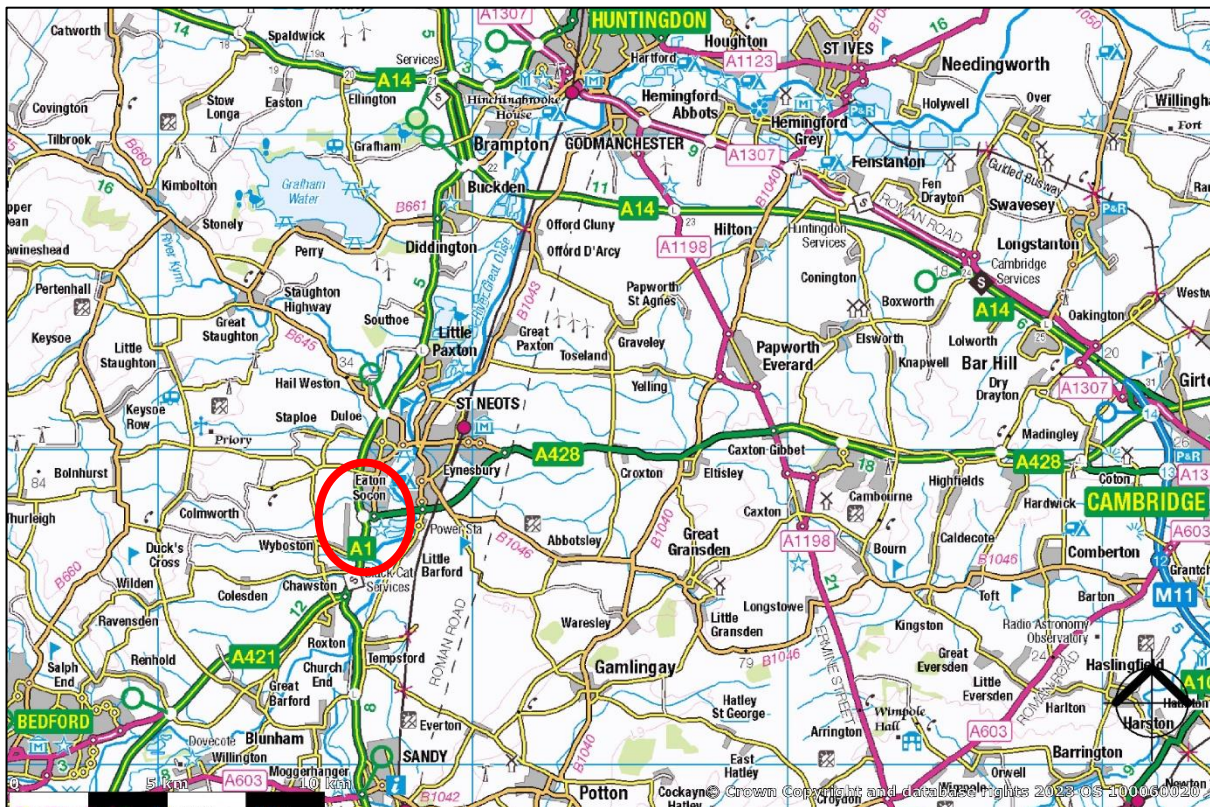
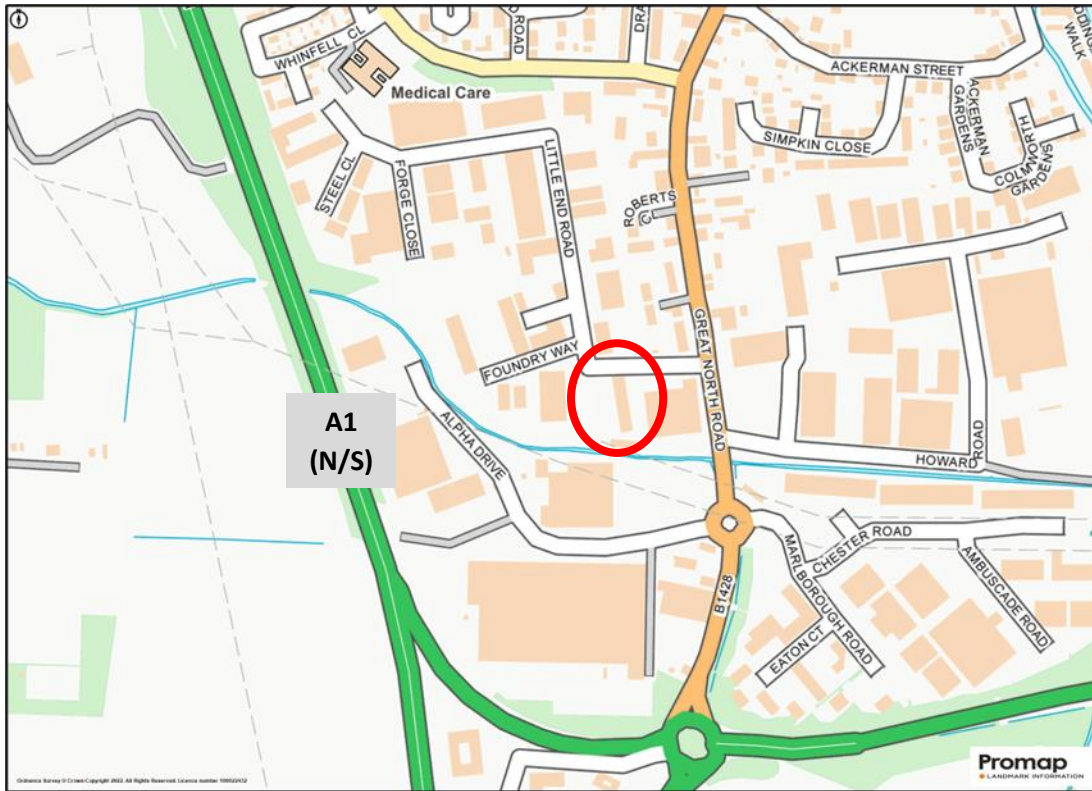
Not to scale - Indicative only

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.



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.