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MIXED USE INVESTMENT – FOR SALE  
(Business Not Affected)

**Eddisons**

Incorporating Barker Storey Matthews



**4, 4A & 4B CHURCH STREET, ST NEOTS, CAMBRIDGESHIRE, PE19 2BU**

**OIRO £325,000**

**Size: 1,558 sq ft (144.80 sq m)**

- Mixed commercial and residential investment in town centre
- Ground floor shop let until February 2025 and one bedroom flat let on AST
- Currently producing £26,200 pa
- NIY 7.78% assuming costs of 3.57%
- Highly prominent to Church Street



## LOCATION

St Neots is an expanding Town in Cambridgeshire located on the River Great Ouse with a population of over 32,500. Benefitting from its rail links to London Kings Cross (typical journey time of 50 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 – Milton Keynes M1 (Junction 13) dual carriageway. The A14 (A1/M1 link) is approximately 8 miles to the north at Huntingdon and has also significantly improved accessibility to the Midlands and the North West.

The property lies conveniently in the heart of the town centre on Church Street, which is directly adjacent to the high street.

## DESCRIPTION

The property comprises two ground floor retail units benefitting from prominent frontage onto the junction of Church Street and High Street together with a separate first floor flat.

No.4 presents an open plan retail unit with kitchenette and WC, with display windows fronting Church Street.

Adjacent is 4B, a lock-up shop unit with large display window to Church Street.

The residential element is independently accessed from the rear and offers modern specification accommodation including kitchen, living room, bedroom and bathroom.

## SERVICES

Mains services are understood 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

### Shops

4: Ground Floor (NIA)	740 sq ft	(68.79 sq m)
4B: Ground Floor (NIA)	323 sq ft	(30.02 sq m)

### Flat

First Floor (GIA)	495 sq ft	(45.99 sq m)
<b>TOTAL</b>	<b>1,558 sq ft</b>	<b>(144.80 sq m)</b>

All areas are approximate

## EPC

The property has the following EPC ratings:

Shops 4 and 4B: C (58)

Flat 4A: TBC

## RATES

From enquires made of the Valuation Office website the shops currently have rateable values of £13,250 (4) and £6,200 (4A).

## TENANCIES

### 4 – shop

Let to Townhouse Bridal Limited on 5-year lease expiring on 9<sup>th</sup> February 2025 at a passing rent of £12,000 p.a. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

### 4B – shop

Townhouse Bridal have recently agreed to extend into this unit on a tenancy expiring on 9<sup>th</sup> February 2025 at a passing rent of £4,000 p.a.

### 4A – flat

Let on an Assured Shorthold Tenancy at £850 pcm (£10,200 p.a.)

Total: £26,200 per annum exclusive. There may be scope to increase the overall rent if let separately.

## PRICE

Offers in the region of £325,000 are sought for the freehold interest subject to the existing tenancies. VAT will not be charged on the price.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contacts: Matthew Hunt / Oliver Brittain

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For more information, visit [eddisons.com](http://eddisons.com)

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### 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.

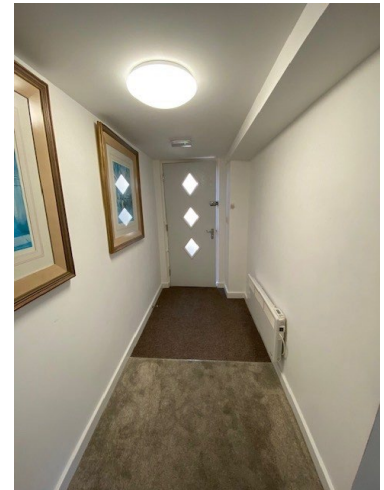
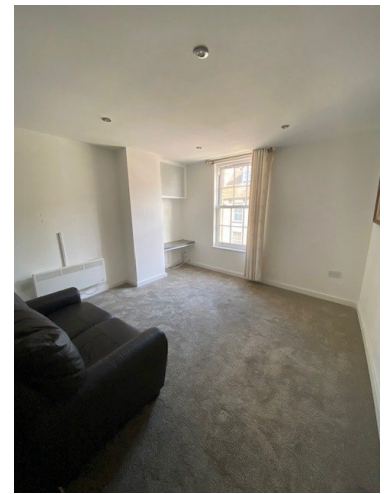
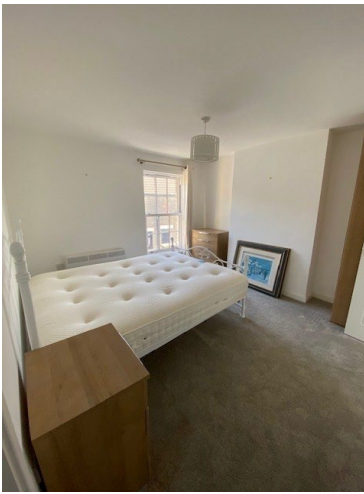
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## Shop



## Flat



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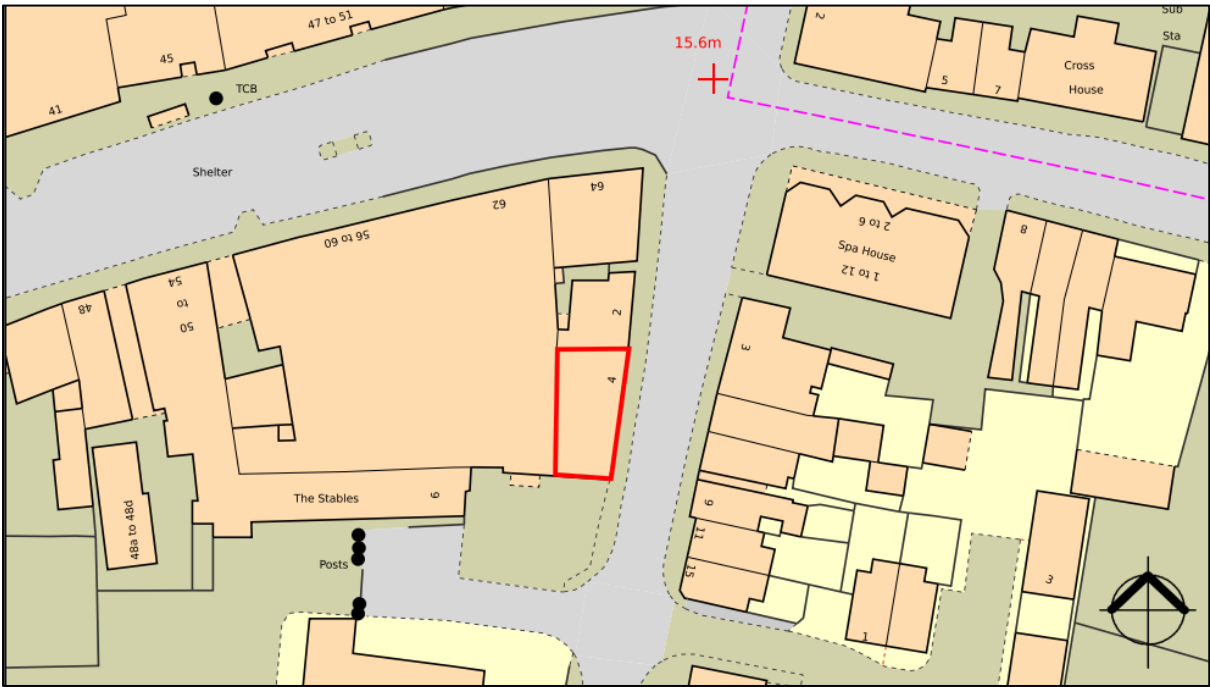
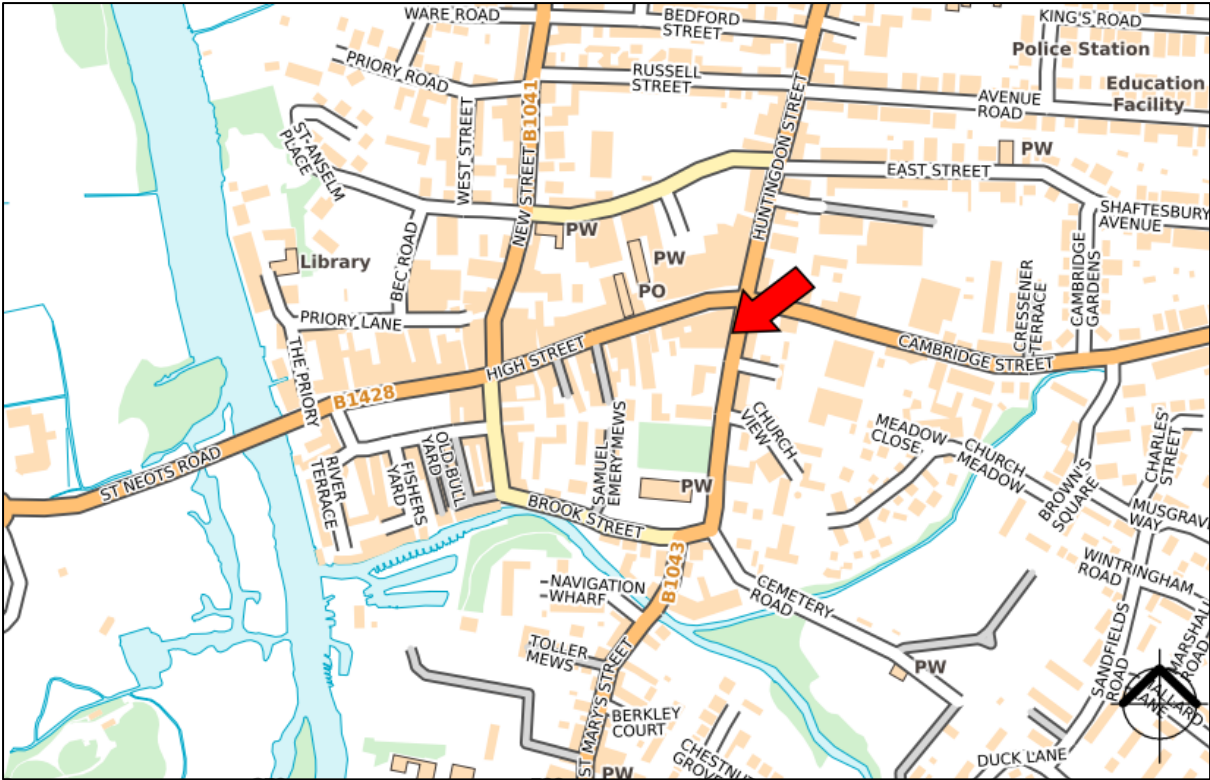
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