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RETAIL/CAFÉ/RESTAURANT - TO LET

Eddisons



**GROUND FLOOR, 58 MARKET SQUARE, ST. NEOTS,  
CAMBRIDGESHIRE PE19 2AA**

**Rent: £36,000**

**Size: 1,707 sq ft (158.59 sq m)**

- Prominent corner site
- Town centre location
- Would suit café/restaurant use
- Character features

## LOCATION

St Neots is a traditional market town with a population of approximately 26,000 and is located adjacent to the A1 providing good access to both London and the north. The A14/A1(M) link is approximately 8 miles to the north at Huntingdon. 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/St Pancras).



## DESCRIPTION

58 Market Square is a town centre corner building located within the main Market Square. The ground floor has been comprehensively refurbished to provide a double aspect retail unit with full height display windows.

The property has previously been used as a wine bar and café with 50 covers, kitchen and a bar and benefiting from separate male and female WCs, but is suitable for a range of alternative uses including both license and leisure premises, financial services as well as retail use.

To the rear of the main restaurant is a courtyard and garden providing up to a further 30 outside covers.

Located off the courtyard garden is a separate building providing cellar storage rooms with flexible accommodation above, which could provide further seating or private function room but has been used as a bakery.

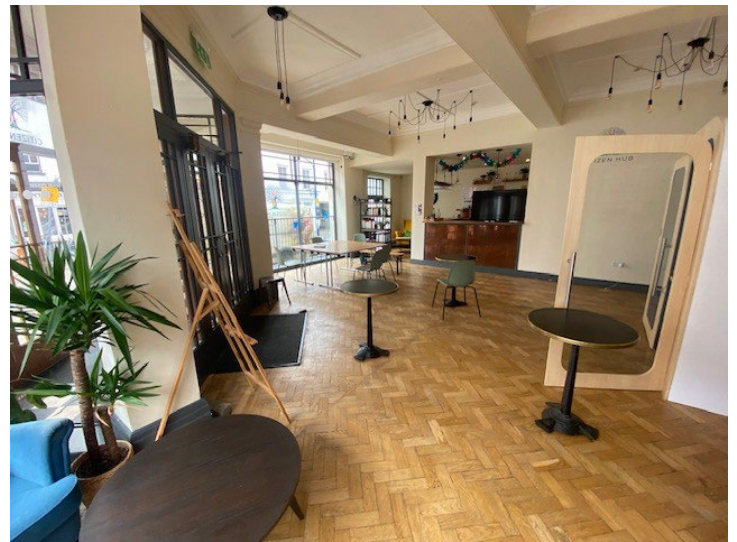
## ACCOMMODATION

We have measured the property and calculate the approximate Net Internal Floor Areas to be:

	SQ M	SQ FT
Main Sales Area	94.76	1,020
Bakery	26.31	283
Stock Room 1	17.55	189
Stock Room 2	19.97	215
<b>Total</b>	<b>158.59</b>	<b>1,707</b>

## PLANNING

We understand the premises currently benefits from planning consent for café/restaurant and drinking establishment, but would be suitable for a range of alternative uses including both licenced and leisure premises, financial services as well as retail use.



## SERVICES

Mains electricity, 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.

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T: 01480 451578

### Important Information

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## TERMS

The property is available by way of a new lease on terms to be agreed.

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## RENT

Rent £36,000 pa.

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## SERVICE CHARGE

There is a service charge. Further details on request from the agents.

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## VAT

We understand that VAT will be payable on the property.

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## RATES

We understand from internet enquiries made from the VOA website that from 1 April 2024 the property has a rateable value of £27,250.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 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.

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## LEGAL COSTS

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

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## EPC

Band D (91). A copy of the EPC is available upon request.

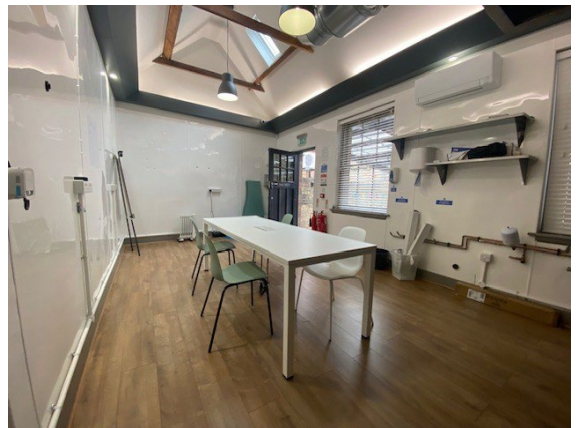
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## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs, PE29 3YH  
Contact: Jacob Harris / Stephen Power  
[Jacob.harris@eddisons.com](mailto:Jacob.harris@eddisons.com) / [Stephen.power@eddisons.com](mailto:Stephen.power@eddisons.com)  
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