

SHOP

TO LET



17 Huntingdon Street, St Neots, Cambridgeshire  
PE19 1BL  
811.1236296



# 17 HUNTINGDON STREET

ST NEOTS, CAMBRIDGESHIRE, PE19 1BL



## Agreement

To Let



## Detail

Retail



## Rent

£20,500 pa plus VAT



## Size

64 sq m (689 sq ft)



## Location

St Neots, PE19 1BL



## Property ID

811.1236296

**For Viewing & All Other Enquiries Please Contact:**



### Matthew Hunt

BSc (Hons) MRICS

Associate Director

T: 01480 451578

M: 07866 165013

E: [matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)



### Jacob Harris

BSc (Hons)

Graduate Surveyor

T: 01480 451578

M: 07483 346725

E: [jacob.harris@eddisons.com](mailto:jacob.harris@eddisons.com)

## Property

The property provides a prominent ground floor retail unit within a parade development. The shop is largely open plan with staff WC to the rear.

Access is via a pedestrian door to the front but the property also benefits from a parking space to the rear and rear pedestrian access.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	64	689
ITZA	48.49	522

\* Subject to measurement

## Energy Performance Certificate

Rating: C (68).

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Retail and Premises  
**Rateable value:** £17,000  
**UBR:** 0.546  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available To Let upon terms to be agreed.

## Rent

£20,500 per annum plus VAT.

## Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the development.

## Legal Costs

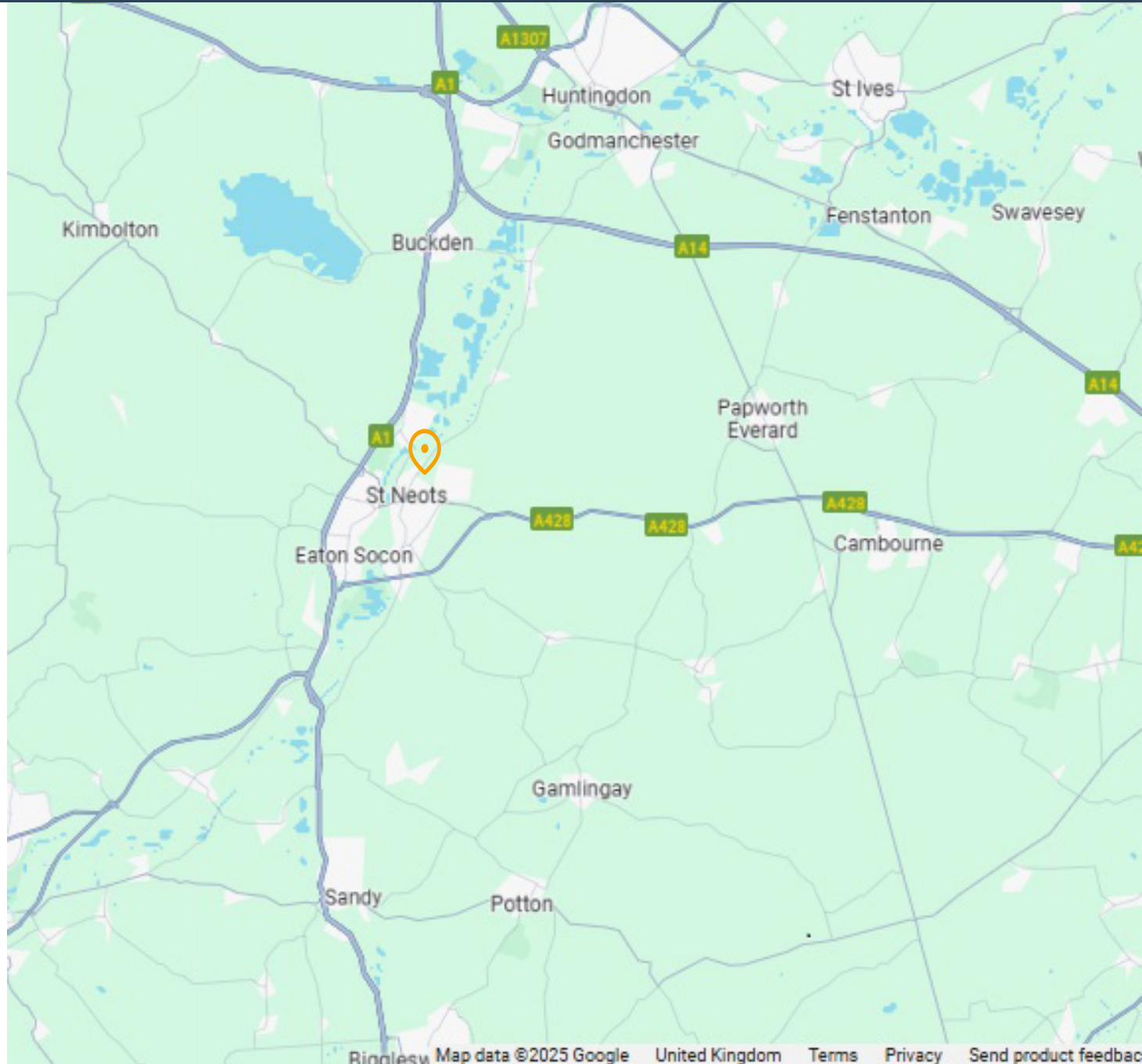
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

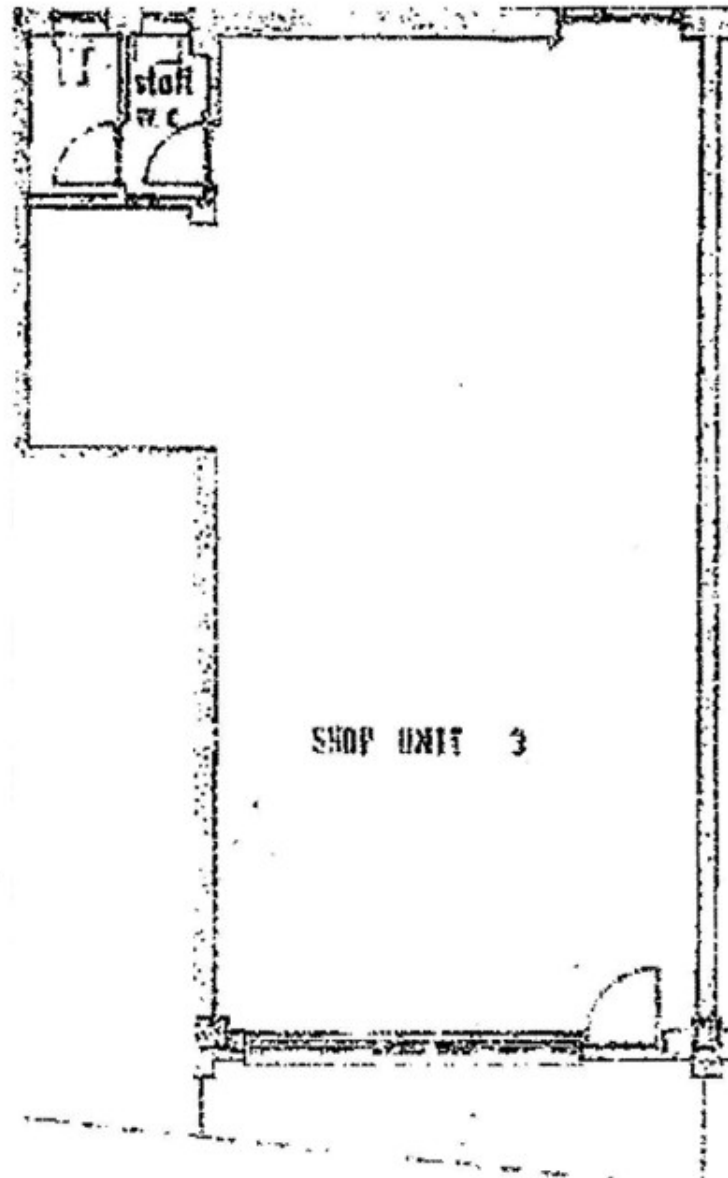
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

St Neots is a popular market town with a population of approximately 26,000 and is located roughly 50 miles north of London, 15 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes 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).

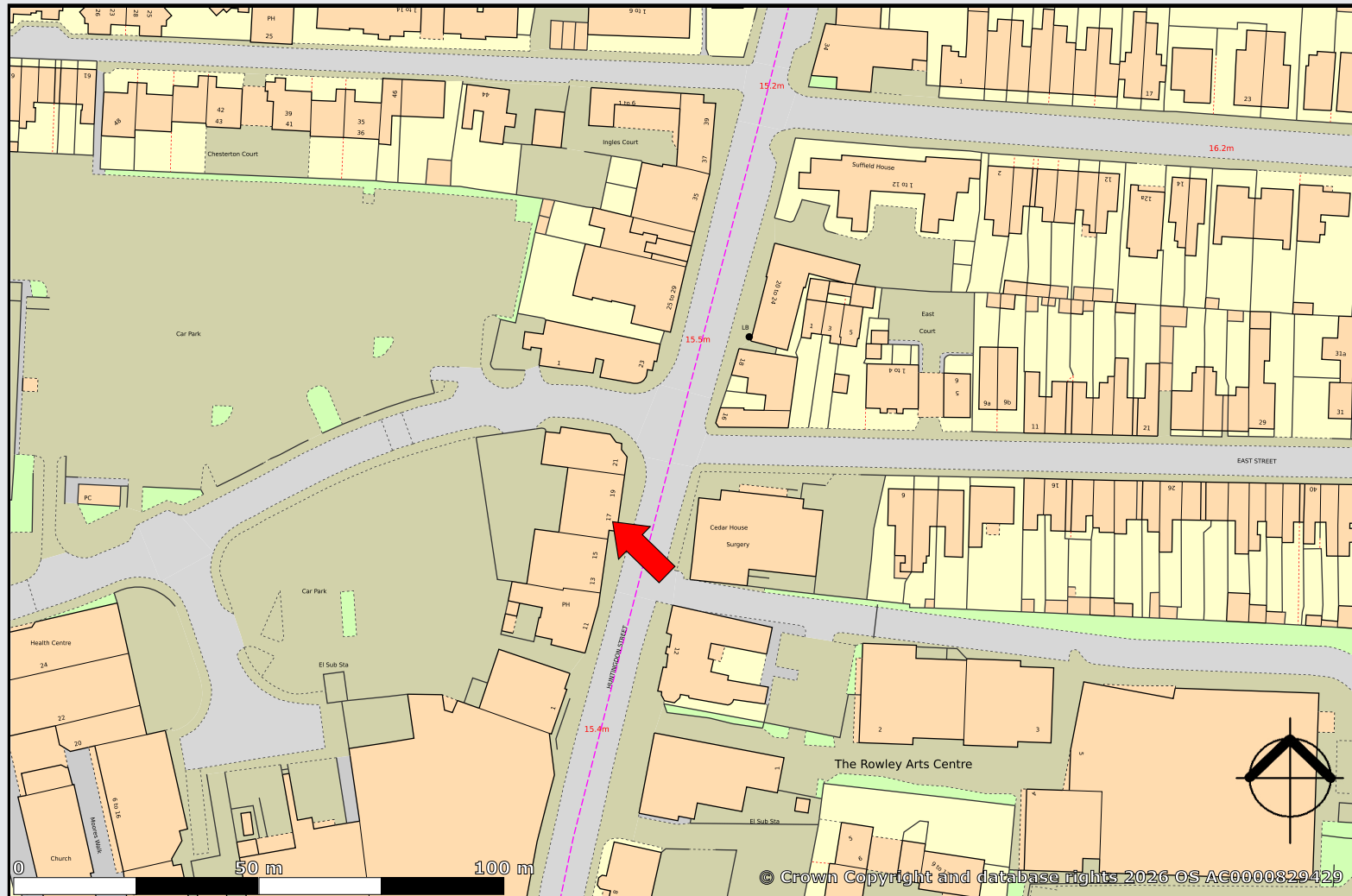


17 Huntingdon Street, St Neots PE19 1BL



Indicative Only

17 Huntingdon Street, St. Neots, PE19 1BL



17 Huntingdon Street, St. Neots, PE19 1BL



created on **edozo**

Plotted Scale - 1:7,500