



Unit 3 Church Walk

St Neots, Cambridgeshire, PE19 1JH

BROWN & CO

Unit 3 Church Walk, St Neots, Cambridgeshire, PE19 1JH

Retail Shop

Located on Popular Pedestrian Thoroughfare

Close to Public Car Parks

TO LET: RETAIL SALES AREA – 38.65 SQ M / 416 SQ FT

Guide Rent - £13,500 per annum exclusive of all business outgoings

DESCRIPTION

The property is a ground floor shop forming part of a parade of shops in Church Walk, a busy thoroughfare which connects the High Street to Church Street and Brook Street.

The shop is open plan with a kitchenette and wc facilities. There is a rear entrance which is accessed off the High Street.

LOCATION

St Neots is the largest town in Cambridgeshire located on the banks of the River Great Ouse with over 32,500 of the population living within the urban area. When feeder communities which rely on St Neots as a hub for services are considered, the catchment population is estimated to be more than 80,000. Furthermore, Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County.

Benefiting from 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 M1-Milton Keynes route.

The opening of the A14 (A1/M1 link) in 1997 has also significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping facilities with many national multiple retailers represented, including Boots, Superdrug, Fat Face, Bonmarche, Waitrose and a Marks & Spencer Simply Food. There are a range of smaller retailers, and St Neots also benefits from a six screen cinema (Cineworld) and restaurants including Pizza Express.

ACCOMMODATION

Retail Area - 38.65 sq m / 416 sq ft

Shop Frontage – 8.00m

SERVICES

All mains services are connected to the property. Drainage is to the mains sewers.

Interested parties are to make their own enquiries.

TOWN AND COUNTRY PLANNING

The property benefits from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

LEASE AND RENTAL TERMS

The property is available on a new full repairing and insuring basis on terms to be agreed.

GUIDE RENT

£13,500 plus VAT per annum exclusive.

VAT

VAT is payable at the prevailing rate.

SERVICE CHARGE

The tenant will be required to contribute towards the costs of buildings insurance and maintenance of the external of the property.

BUSINESS RATES

Rateable Value (1st April 2026) - £10,000
(Note: Transitional Relief/Charge may apply)

EPC

The property has an EPC rating of D.

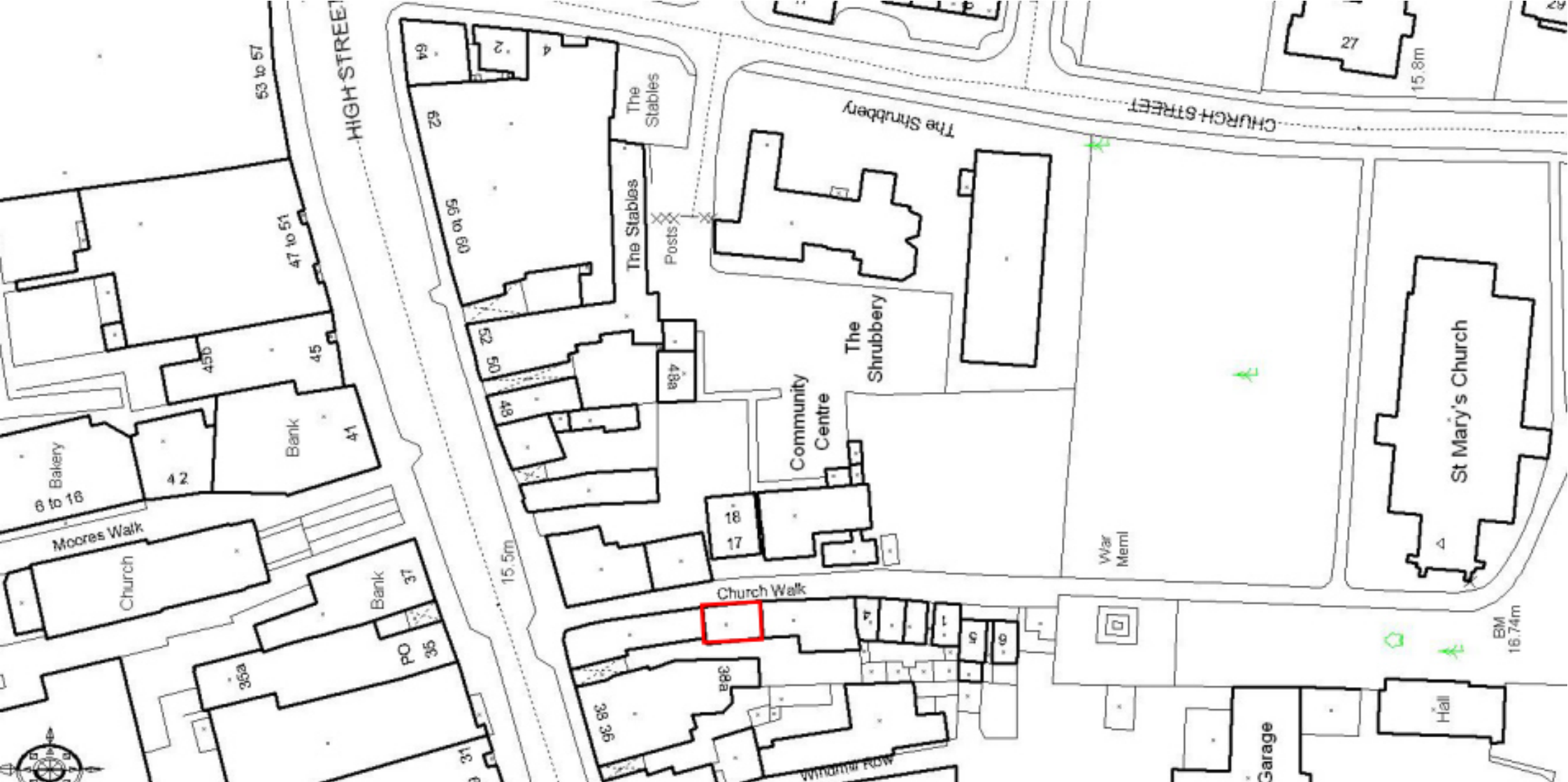
VIEWING AND FURTHER INFORMATION

For further information, please contact:

Anne McGlinchey

T: 01480 479072

Email: anne.mcglinchey@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: January 2026.

Brown&Co St Neots

The Fairways | Wyboston Lakes | Great North Road | Wyboston | Bedfordshire | MK44 3AL

T 01480 479072

E stneots@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com