

REF: 1760



179 GREAT NORTH ROAD | EATON SOCON | ST NEOTS | PE19 8EG

DAY NURSERY/MEDICAL OPPORTUNITY, WITH OUTSIDE SPACE,
WITHIN AFFLUENT AREA OF ST NEOTS, CAMBRIDGESHIRE

TO BE LET



www.mpconsultant.uk



Bernard
Gordon &
Company

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Use Class E opportunity, ideal for day nursery, medical, dental etc.

Planned over two floors, plus basement and outbuilding, with a total gross internal floor area of approx. 5,090 sq. ft.

Ample outside space, ideal for children's play or outdoor activities.

Secure and easily accessible parking available on site.

Exceptionally well located within easy reach of St Neots town centre, offering shops, cafés, restaurants, and other local amenities.

Short distance from St Neots Station, with regular services to London King's Cross within 40 minutes.

Rental offers invited in excess of £95,000 per annum exclusive.

Subject to contract.



CONTACT THE TEAM ON:
☎ 020 8099 3119
✉ sales@bernardgordon.co.uk

LOCATION

St Neots is a thriving market town, known for its excellent schools, variety of local amenities, and attractive riverside and parkland areas. Families are drawn to the town for its abundance of green spaces, including Priory Park and the River Great Ouse, perfect for outdoor play and recreation.

The property is situated on Great North Road, conveniently located close to the town centre, with cafés, shops, and restaurants nearby. St Neots combines village charm, open spaces, and excellent transport links, making it a perfect commuter town. St Neots Station is just a short distance away, offering regular and fast services to London King's Cross in around 40 minutes, while the nearby A1 provides easy road access to Cambridge, Bedford, and beyond.



THE PROPERTY

A spacious and flexible Grade II listed building, offering adaptable space across two floors, plus basement and outbuilding. The property's generous rooms are filled with natural light and can be arranged to suit a variety of uses, with scope for separate activity areas, quiet spaces or storage facilities.

Outside, there is potential to create safe and engaging play areas, while the basement and outbuilding provide additional practical space. The property also benefits from on-site parking. Its versatile layout and historic features make it an ideal setting for a day nursery.

We are advised the property has a gross internal floor area of approx. 5,090 sq.ft

⦿ PLANNING

We are advised the building has a Use Class E.

Applicants are recommended to seek their own advice in relation to planning.

⦿ EPC

N/A due to Grade II Listed nature of building.

⦿ RATING

TBA.

⦿ VAT

We are advised the property is currently NOT elected for VAT.

⦿ RENT

Rental offers invited in excess of £95,000 per annum exclusive, subject to contract

⦿ COSTS

Each party to be responsible for their own legal and professional costs.

⦿ HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis ☎ +44 (0)7702 806 994 ✉ ben@bernardgordon.co.uk

Ben Gilbey ☎ +44 (0) 7944 193113 ✉ ben.gilbey@mpconsultant.uk

🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



Ben Wallis

☎ +44 (0)7702 806 994

✉ ben@bernardgordon.co.uk

Ben Gilbey

☎ +44 (0) 7944 193113

ben.gilbey@mpconsultant.uk

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract;(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations;(3) no representation or warranty is made whatever in relation to the property;(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them;(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

January | 2026.

CONTACT THE TEAM ON:

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk