

INDUSTRIAL

FOR SALE / TO LET



1 Forge Close, Eaton Socon, St Neots, Cambridgeshire
PE19 8TP
811.118380



1 FORGE CLOSE

EATON SOCON, ST NEOTS, CAMBRIDGESHIRE, PE19 8TP



Agreement

To Let/For Sale



Detail

Industrial



Rent/Price

£48,000 pa
£695,000



Size

471.85 sq m (5,079 sq ft)



Location

St Neots, PE19 8TP



Property ID

811.118380

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprise of a modern semi-detached industrial/warehouse unit constructed around a steel portal frame with brick and block main walls and with upper levels finished in profile steel sheet cladding.

Gross internal dimensions are approximately 14.23m wide x 30m deep. Outside there are parking spaces within a self-contained car park.

Internal eaves height within the factory approx 5.6m.

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 ²	ft ²
Ground floor	426.90	4,595
First floor	44.95	484
Total GIA	471.85	5,079

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.

Energy Performance Certificate

Rating: C (71).

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) 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: Factory and Premises

The property currently forms part of a combined assessment. The agents estimate a Rateable Value of approximately £35,000. Interested parties are advised to satisfy themselves in this regard.

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.

Rent

£48,000 per annum.

The property is to be let upon full repairing and insuring terms.

Price

Offers in the region of £695,000 are invited for the freehold interest.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

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 purchasers/tenants prior to instruction of solicitors.

Location

The market town of St Neots has a population of about 26,000 and lies 50 miles north of London, 18 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 communications, with the A14 junction (A1/M1 link) 8 miles to the north at Huntingdon, and the A428 Black Cat inter-change approximately 3 miles to the south, which in turn provides direct access to Bedford and is due to shortly be upgraded to extend to Cambridge. The town benefits from a main line railway station with frequent services to London (St Pancras International).





