



41 High Street
St Neots, Cambridgeshire, PE19 1AS

BROWN & CO

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Prominent Retail Premises

Located in Prime Position on the High Street

The Property Benefits from a high volume of both Pedestrian and Vehicular Traffic

TO LET: TOTAL FLOOR AREA - 708.5 SQ M / 7,572 SQ FT

Guide Rent - £75,000 per annum exclusive of all business outgoings



DESCRIPTION

The property is arranged over ground and first floor.

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

FLOOR	SQ M	SQ FT
Ground Floor	358.8	3,808
First Floor	349.7	3,764
Total	708.5	7,572

SERVICES

It is understood that mains water and electricity are connected to the property. Drainage is to the mains sewers.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

TOWN & COUNTRY PLANNING

The property benefits from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020 which includes Retail, Restaurant, Office or Gym uses.

Interested parties are advised to make their own enquiries of the relevant local authority to ensure the planning is adequate for their proposed business use.

RENT

Guide Rent - £75,000 per annum exclusive of all business outgoings.

LEASE & RENTAL TERMS

The property is available on a new Full Repairing and Insuring basis on terms to be agreed.

BUSINESS RATES

2023 Rateable Value: £63,000

2025/2026 Rate Pounding 55.5 p/£

(Note: Transitional Relief/Charge may apply)

EPC

The property has a B rating.

LEGAL COSTS

Each party to be responsible for their own legal and agent's costs.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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