



RETAIL SHOP TO LET

4 MOORES WALK, ST NEOTS, CAMBRIDGESHIRE, PE19 1AG

- Located on Popular Pedestrian Thoroughfare
- 557.5 sq ft shop
- Available Immediately
- Suitable for range of uses

£12,500 per annum

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St Neots

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DESCRIPTION The property is a ground floor shop located in Moores Walk, a busy pedestrianised thoroughfare which connects the High Street to Tebbutts Road. The shop comprises of a retail area with a double glazed display window, an office, a storeroom/workshop area and wc. There is rear pedestrian access to the shop. 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 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 51.8 sq m / 557.5 sq ft approx. SERVICES Mains water and electricity 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 £12,500 plus VAT per annum exclusive. VAT VAT is not payable on the transaction. BUSINESS RATES Rateable Value (1st April 2026) - £8,700 (Note: Transitional Relief/Charge may apply) CAR PARKING There is no car parking for the property. However, there are numerous car parks nearby serving the town centre. EPC C Rating. VIEWING AND FURTHER INFORMATION For further information, please contact: Anne McGlinchey T: 01480 479072 Email: anne.mcglinchey@brown-co.com
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