



1 Little End Road

Eaton Socon, St Neots, Cambridgeshire, PE19 8JH



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Industrial Investment Sale

Warehouse, Showrooms and Offices Located in Popular Industrial Estate

Passing Rental of £79,800 Per Annum

Offers in excess of £1,300,000



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, Waitrose, Fat Face 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.

DESCRIPTION

The property is an end of terrace brick built warehouse/showroom with office space on the first floor under a fibrous cement sheet roof with natural rooflights and a mezzanine.

All windows are uPVC double glazed. Heating to the warehouse is by way of gas hot air blowers, with the office areas benefiting from a mix of gas fired central heating and air-conditioning units.

The single storey offices to the front of the property are constructed in brick with a flat roof.

There is a generous yard and loading area to the rear as well as customer car parking to the front.

ACCOMMODATION

Approximate floor areas are as follows –

AREA	SQ M	SQ FT
Ground Floor		
Warehouse	798.00 sq m	(8,590 sq ft)
Showroom	125.00 sq m	(1,345 sq ft)
Offices	70.00 sq m	(753 sq ft)
Warehouse WC's	8.50 sq m	(92 sq ft)
Waiting Room/Kitchen/WC's	28.40 sq m	(306 sq ft)
Generator Room	18.10 sq m	(195 sq ft)
External Store	10.68 sq m	(115 sq ft)
Total	1,058.68 sq m	(11,396 sq ft)
First Floor Mezzanine	154 sq m	(1,654 sq ft)
First Floor Offices	43.70 sq m	(470 sq ft)
Total Gross Internal Area	1,256 sq m	(13,520 sq ft)

METHOD OF SALE

The property is to be sold freehold.

LEASE & RENTAL TERMS

The property which includes warehouse, showrooms and office space on the first floor is let on two tenancies on full repairing and insuring leases as follows –

Warehouse/Showrooms – Let to St Neots Windows & Conservatories Ltd on a 15 year lease commenced on 21st February 2022 at a passing rent of £72,000 per annum exclusive

Offices – Let to JRN Building Services Ltd on a 1 year lease commenced on 1st October 2025 at a passing rent of £7,800 per annum exclusive.

PRICE

Offers in excess of £1,300,000 exclusive.

VAT

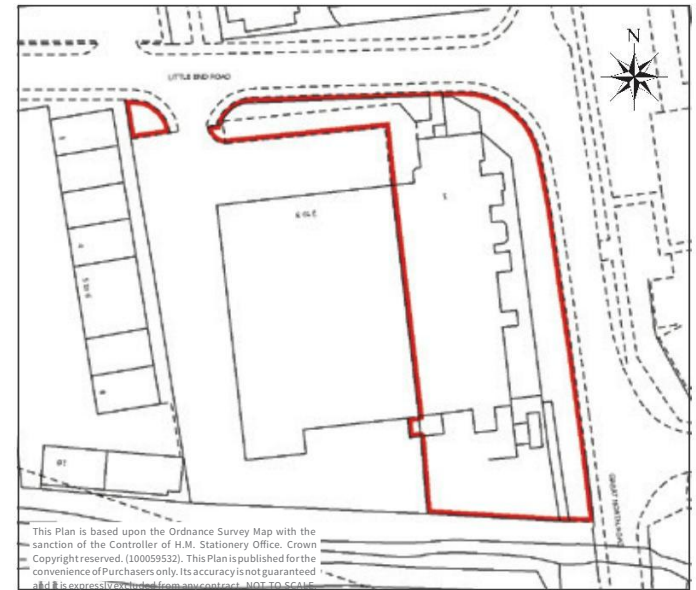
It is understood that VAT is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

2023 Rateable Value: £56,500 (Warehouse); £6,100 (Offices)
2025/2026 Rate Pounding 55.5p/£
(Note: Transitional Relief/Charge may apply)



EPC
D Rating

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

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Email: anne.mcglinchey@brown-co.com

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