



Ground Floor Shop

28 High Street, St Neots, Cambridgeshire, PE19 1JA

BROWN & CO

Ground Floor Shop, 28 High Street, St Neots, Cambridgeshire, PE19 1JA

TO LET / MAY SELL

Guide Rent - £19,500 per Annum

Guide Price (Freehold) - Offers in excess of £250,000

- Gross Internal Area - 82 sq m (883 sq ft)
- Busy High Street Position
- One Car Parking Space to the Rear of the Property



DESCRIPTION

The shop is located in a busy position on the south side of the High Street close to Subway, Cake Box and opposite Superdrug and other national retailers.

The property includes an office, kitchen and WC.

There is one car parking space to the rear of the property.

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 (journey time of 50 minutes), the town has seen 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 Northwest.

The town has a good range of shopping facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face and Marks & Spencer Simply Food. There are a range of smaller retailers as well as a six screen cinema (Cineworld) and restaurants including Pizza Express.

ACCOMMODATION

Office - 235 sq ft

Kitchen - 30 sq ft

WC - 21 sq ft

Gross Internal Area - 883 sq ft; ITZA - 373 sq ft

SERVICES

It is understood that mains water, gas and electricity are supplied to the property. Drainage is to the mains sewers.

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.

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.

BUSINESS RATES

2023 Rateable Value: £18,500

2025/2026 Rate Pounding 49.9 p/£

(Note: Transitional Relief/Charge may apply)

LEASE & RENTAL TERMS

The property is available on a new Full Repairing and Insuring basis on terms to be agreed. Alternatively, consideration will be given to a freehold sale with vacant possession.

EPC

The property has an E rating.

VAT

It is understood that VAT is payable on the rent or sale.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Phil Cottingham

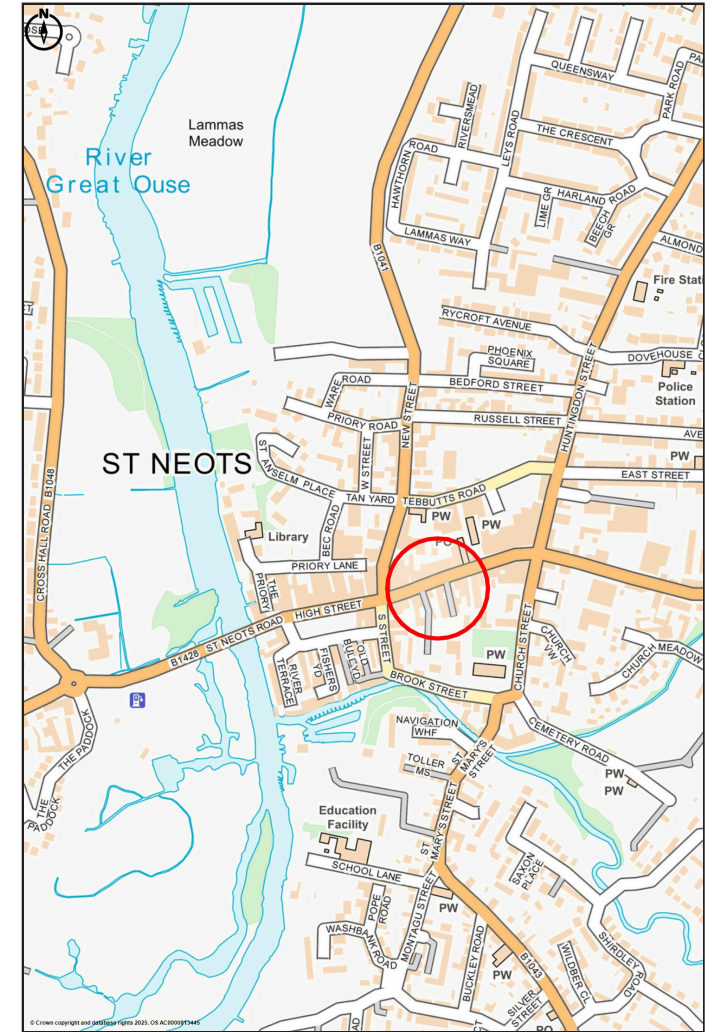
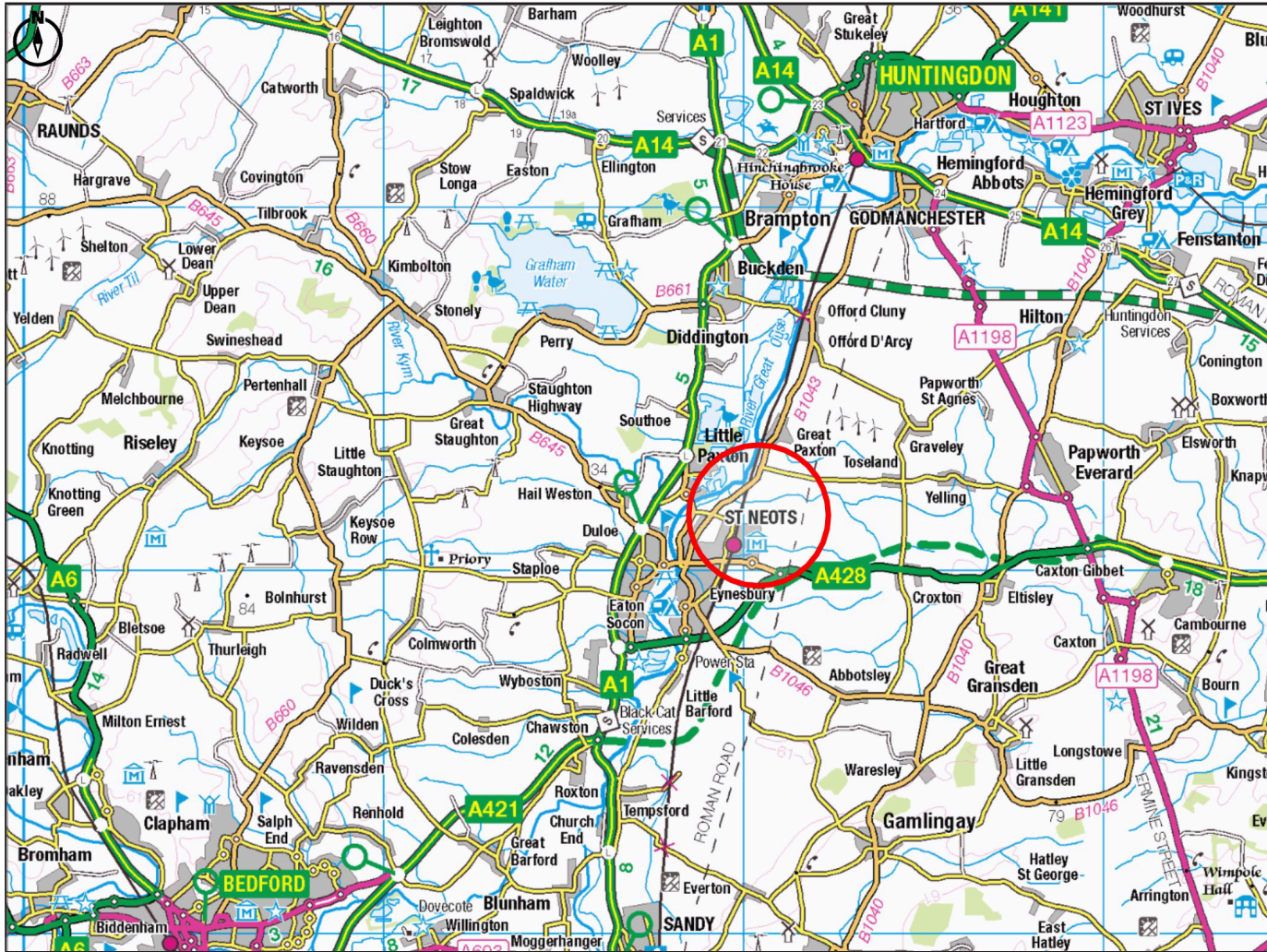
Telephone: 01480 213811

Email: phil.cottingham@brown-co.com

Anne McGlinchey

Telephone: 01480 479072

Email: anne.mcglinchey@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. August 2025

Brown&Co

The Fairways | Wyboston Lakes | Great North Road | Wyboston | MK44 3AL

T 01480 213811

E stneots@brown-co.com

BROWN & CO

Property and Business Consultants