



4 High Street, St Neots, Cambridgeshire
PE19 1JA
811.1236420

4 HIGH STREET

ST NEOTS, CAMBRIDGESHIRE, PE19 1JA



Agreement

To Let



Detail

Retail



Rent

£24,000 pax



Size

83.05 sq m (894 sq ft)



Location

St Neots, PE19 1JA



Property ID

811.1236420

For Viewing & All Other Enquiries Please Contact:



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Property

The property provides a prominent ground floor retail premises situated on the crossroads of High Street and South Street. The shop is largely open plan with rear WC and store room together with rear access for deliveries.

Public parking is close by together with a variety of retailers including Fat Face, Boots, Waterstones, Waitrose, M & S Food and Costa.

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
NIA	83.05	894
ITZA	48.80	525

Energy Performance Certificate

Rating: D (76).

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.

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: Shop and Premises
Rateable value: £21,750

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.

Tenure

The property is available To Let upon terms to be agreed.

Rent

£24,000 per annum exclusive.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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 tenants prior to instruction of solicitors.



Location

St Neots is a popular market town with a population of approximately 26,000 and is located approximately 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 bypasses the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International).

Additionally, the A428 provides access to Cambridge within approximately 20 minutes. This is soon to be improved following the completion of the major infrastructure upgrade at the Black Cat junction of the A1 to the south.

St Neots boasts a wide array of leisure facilities including a 6 screen cinema (Cineworld), commercial gym operators such as PureGym as well as a number of well run independent offerings. The town is due to welcome a David Lloyd Health Club later in 2026.





