

RETAIL St Neots

37, High Street PE19 1NL

Freehold, With
Vacant Possession



EPC

A copy of the Energy Performance Certificate is available on request.

SHOP TO LET

LOCATION

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including **Boots, Waitrose, Fat Face, Holland and Barrett, Costa** and **Waterstones**. There are a range of interesting smaller retailers and leisure operators. Including a six screen cinema (**Cineworld**) and restaurants including **Pizza Express** and **Prezzo**.

SITUATION

The property sits on a corner location, with both ground and first floor accommodation situated in a prominent location on the High Street.

PLANNING

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

FREEHOLD- With vacant possession.

The property is available on a freehold sale basis.

PRICE

Offers in excess of £625,000 are sought.

LEGAL COSTS

Each party to be responsible for their own legal costs.

Bidwell Webber De-Pons Ltd, 4th Floor Victoria House,
114-116 Colmore Row, Birmingham B3 3BD
T: 0121 262 6540 www.bwdretail.co.uk

ACCOMMODATION

Ground Floor	2,043 sq ft	190 sq m
First Floor	1,193 sq ft	111 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 46,750
Rates Payable (2022/2023)	£ 23,936

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

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

BWD

Nick De-Pons

07767768423

ndepons@bwdretail.co.uk

Richard Bidwell

07747534357

rbidwell@bwdretail.co.uk



50 metres

Experian Goad Plan Created: 08/11/2022
Created By: Bidwell Webber De Pons Ltd



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