

FOR SALE / TO LET:

Town Centre Retail Premises with Development Potential

11 High Street, St Neots, Cambridgeshire PE19 1BU



- 2,233 sq ft (207.65 sq m) town centre retail premises
- Prime location next to Costa Coffee and Specsavers
- Planning for the development of three one-bedroom flats to the upper floors

LOCATION

St Neots is an expanding Town in Cambridgeshire located on the River Great Ouse with a population of over 32,500. Benefitting from its 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.

The town's rapid growth is further illustrated by the approval of c.4,000 homes, additional employment space and a new school through the new Loves Farm Phase II and Wintringham Park developments. It also enjoys excellent road communications via the A1, A428, A421 and A14.

The property sits in the heart of St Neots town centre and in the prime location of the middle of the high street, between Costa Coffee and Specsavers. Other nearby occupiers include Card Factory, HSBC, Fat Face, Waterstones Loungers, Iceland, Marks & Spencer, Waitrose, Costa, Caffe Nero, and Subway.

THE PROPERTY

The property comprises a mid-terrace building of traditional masonry construction, with the external walls of stone facing and facing brick.

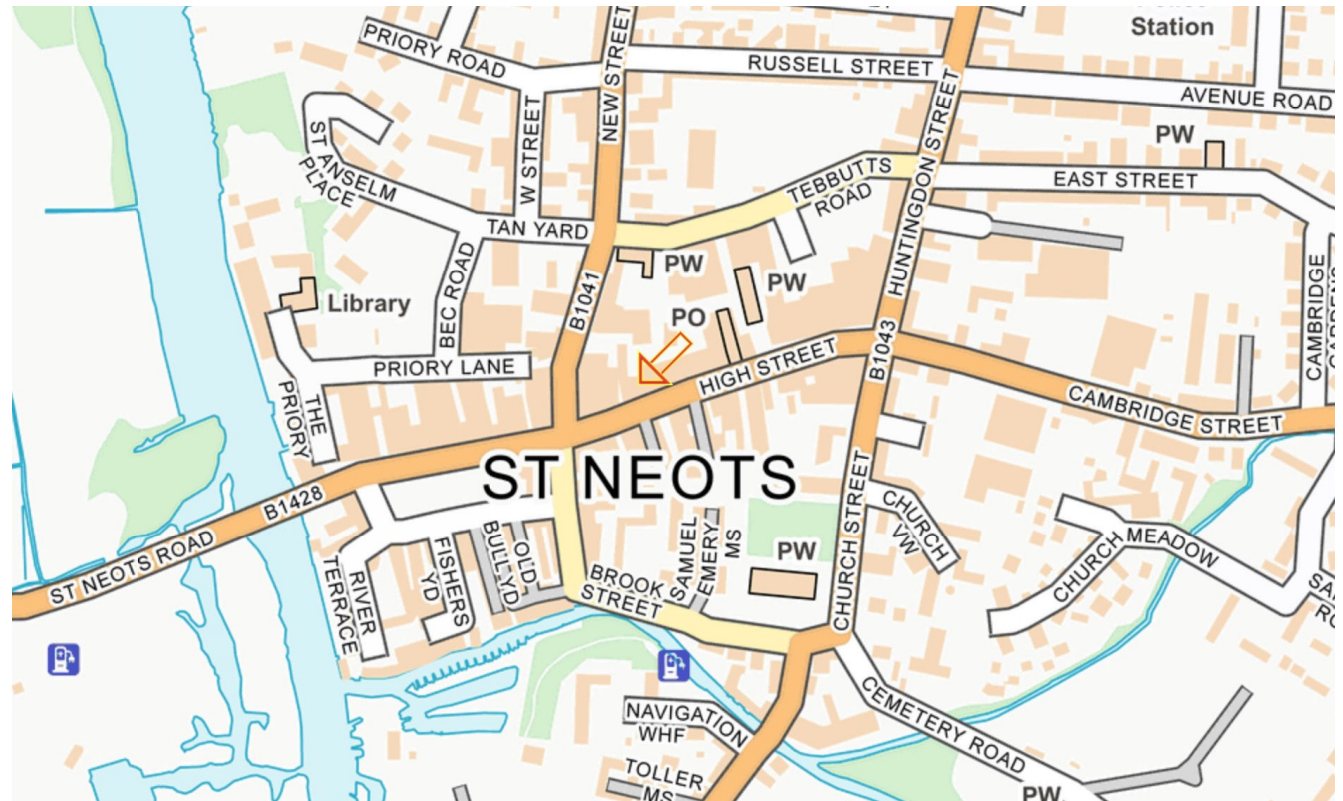
The property has accommodation spread over three levels, with the ground providing retailing, and the upper floors storage, office and staff welfare facilities.

PLANNING

The property has established use as a retail shop within the former Class A1 – now E (Commercial, Business and Service).

The property was granted planning for conversion to create three one-bedroom flats to the upper floors whilst retaining retail to the ground floor.

Huntingdonshire District Council: 24/01855/P3JPA



ACCOMMODATION

The property has the following approximately dimensions and floor areas:

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales Area	102.03 sq m	1,098 sq ft
<u>First Floor</u>		
Storage 1	32.90 sq m	354 sq ft
Office	4.87 sq m	52 sq ft
Storage 2	21.40 sq m	230 sq ft
Kitchen	8.10 sq m	87 sq ft
wc		
<u>Second Floor</u>		
Storage 3	6.73 sq m	72 sq ft
Storage 4	16.57 sq m	178 sq ft
Storage 6	15.05 sq m	162 sq ft
TOTAL	207.65 sq m	2,233 sq ft

BUSINESS RATES

Rateable value (2026) £31,250

Applicants are advised to verify the rating assessment with the Local Authority and as to whether any reliefs would be available.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D (76).



TENURE

Leasehold: The property is being offered to let on a new full repairing and insuring lease, for a term to be agreed. The quoting rent is £35,000 per annum exclusive.

Freehold: The freehold interest of the property is being offered for sale with vacant possession at a guide price of £360,000.

All figures quoted are exclusive of any VAT which the landlord/vendor has a duty to impose.

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's/vendor's abortive costs once contracts are raised.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification and confirmation of funding will be required from all applicants proceeding in a lease/purchase.

VIEWING

To view and for further details please contact:

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