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OFFICES FOR CONVERSION AND STUDIO FLAT  
- FOR SALE (MAY LEASE)

Eddisons

OFFERS INVITED



7, 7A & 7B HIGH STREET,  
ST. NEOTS, CAMBRIDGESHIRE PE19 1BU

**Price: OIRO £295,000**

**Size: 106.81 sq m (1,150 sq ft)**

- Town centre opportunity
- Allocated parking
- Full planning permission obtained for residential conversion
- Potential to combine

## 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).

## DESCRIPTION

The property comprises of three adjacent buildings all independently accessed but may be possible to combine, if required. The property has been used for many years as an architects office, with a separate first floor studio flat and undercroft parking. Planning permission has been granted for conversion of the office sections into residential uses.

Full information can be found on the Huntingdonshire Planning website via reference; 23/01117/FUL .

Consideration may be given to a potential letting of the office areas upon terms to be agreed.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises as a whole with separate electricity supply to the studio flat.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

No.	Current Use	Sq m	Sq ft	Measurement Type
7	Office	40.22	433	NIA
7A	Studio Flat	30.86	332	GIA
7B	Office	35.73	385	NIA

Areas are approximate.

Total size if measured on a GIA basis is 129.66 sq m (1,396 sq ft).

## PRICE

Offers are invited in the region of £295,000 for the freehold interest.

## VAT

We understand that VAT will be charged on the price attributed to 7B only . The agents are able to advise further if required.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of;

7 - £5,400

7A - Council Tax Band A

7B - £4,900

For the year commencing 1 April 2023 rates will normally be charged at 49.9p if the RV is below £51,000. Interested parties may be eligible for business rate relief, subject to satisfaction of the qualifying criteria.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction

## EPC

The property has an EPC of D (79). A copy of the EPC is available from the agent.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs  
PE29 3YH  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

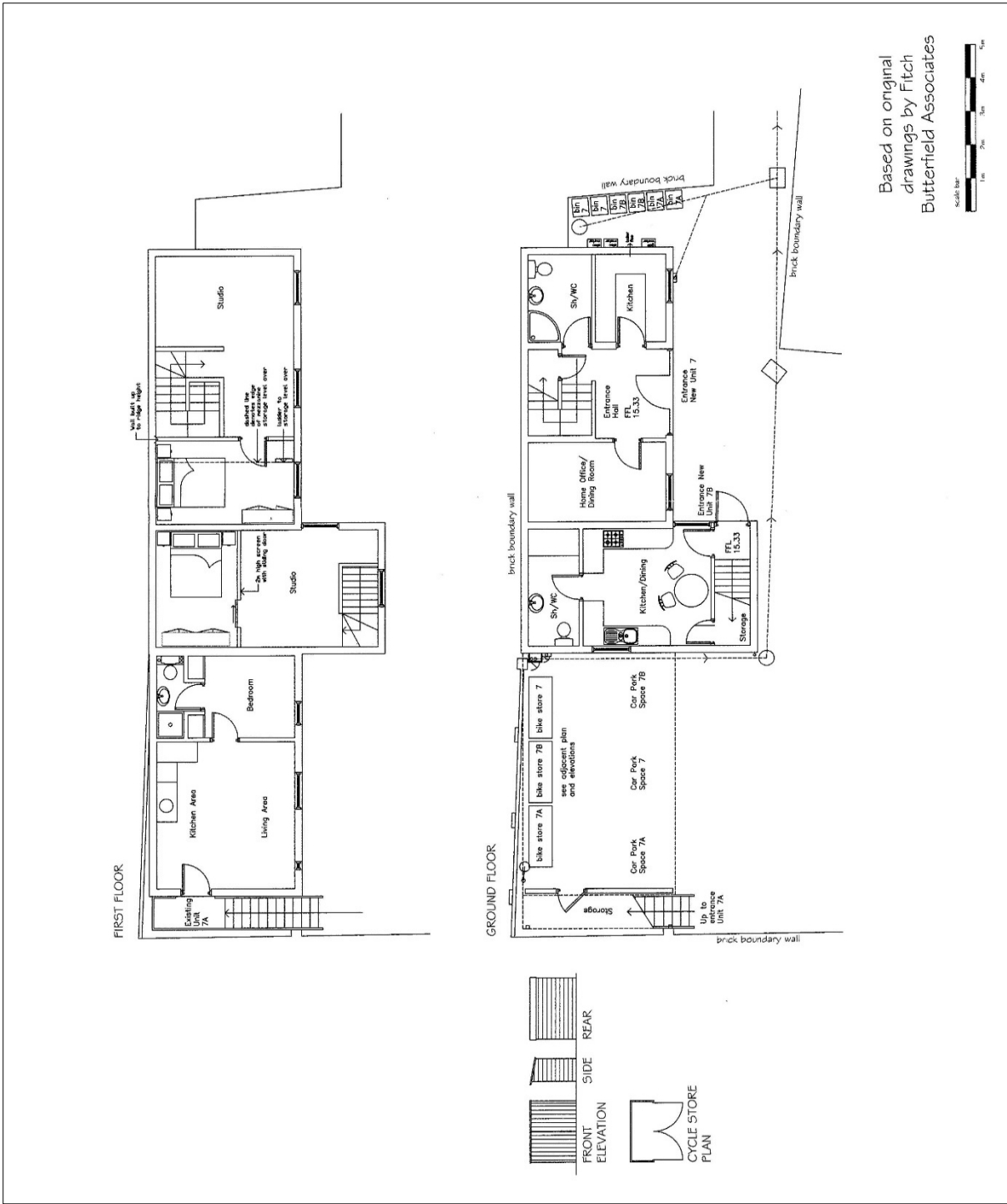
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T: 01480 451578

### Important Information

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*Floor plan highlighting conversion to residential use. Full planning granted.*

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