



25-29 Huntingdon Street
St Neots, Cambridgeshire, PE19 1BG

BROWN & CO

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Mixed Use Investment Generating £42,980 Per Annum

8.23% Net Initial Yield

Popular, Busy Location

159 sq m / 1,711 sq ft approx

FOR SALE BY PRIVATE TREATY

Guide Price - £500,000



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 (typical journey time of 50 minutes), the town has seen a 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 North West.

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

DESCRIPTION

The property comprises the freehold interest in four ground floor retail units and three flats above.

The four retail units are let on commercial leases, whereas the three flats have been sold subject with long leasehold interest and generate a modest ground rent.

The property fronts onto Huntingdon Street, a busy vehicular and pedestrian route close to the primary retail area of the town.

The sale of the property includes a car park to the rear.

ACCOMMODATION

25 Huntingdon Street (Unit 1)

26.53 sq m (286 sq ft) let to Mexica Takeaway

27 Huntingdon Street

32.00 sq m (342 sq ft) let to The Outhouse Barbershop

29 Huntingdon Street

61.69 sq m (664 sq ft) let to Methi Indian Takeaway

R/o 25 Huntingdon Street (Unit 4)

39.30 sq m (423 sq ft) let to Ouse Valley Angling

LEASES

25 Huntingdon Street – 26.53 sq m (286 sq ft) let to Mexica Takeaway for a term of 10 years commenced in September 2023 at a rent of £12,000 per annum.

27 Huntingdon Street – 31.00 sq m (338 sq ft) let to The Outhouse Barbershop for a term of 6 years commencing on 12th January 2026 at an initial rent of £10,500 per annum.

29 Huntingdon Street – 61.69 sq m (664 sq ft) let to Methi Indian Takeaway for a term of 10 years commencing on 24th February 2026 at an initial rent of £12,000 per annum with a break at 24th February 2031.

R/o 25 Huntingdon Street – 39.30 sq m (423 sq ft) let to Ouse Valley Angling for a term expiring on 26th September 2026 at a rent of £8,000 per annum.

The three flats produce a Ground Rent of £480 per annum.

SERVICES

It is understood that mains water and electricity are connected to the property. Drainage is to the mains sewers.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.



PRICE

The property is available freehold, with the benefit of the tenancies at a guide price of £500,000 exclusive.

VAT

It is understood that VAT is not payable.

EPC

Copies of the EPC's are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole selling agents:

Anne McGlinchey

T: 01480 479072

E: anne.mcglinchey@brown-co.com

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