

OFFICE

TO LET



7B High Street, St Neots, Cambridgeshire
PE19 1BU

811.1229182

Eddisons

7B HIGH STREET

ST NEOTS, CAMBRIDGESHIRE, PE19 1BU



Agreement

To Let



Detail

Office



Rent

£12,000 pa (including VAT)



Size

35.73 sq m (385 sq ft)



Location

St Neots, PE19 1BU



Property ID

811.1229182

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
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Associate Director

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01480 451578

Property

The property comprises of three adjacent buildings all independently accessed.

The property is located in the heart of the town set back from the main High Street. The property provides open plan office/studio environment and is self-contained across two floors. It has been recently refurbished.

Parking for 1 car may be available by request.

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 |
|-----------|----------------|-----------------|
| Total NIA | 35.73 | 385 |

Energy Performance Certificate

Rating: D (79) - whole building.

Services

We understand that mains water, electricity and gas 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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Office and Premises
Rateable Value: £4,900

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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, for a term to be agreed.

Rent

£12,000 per annum.

Inclusive of:-

- Rent
- Wi-Fi
- Electric (no abnormal use)
- Gas
- Water
- Drainage
- VAT

Legal Costs

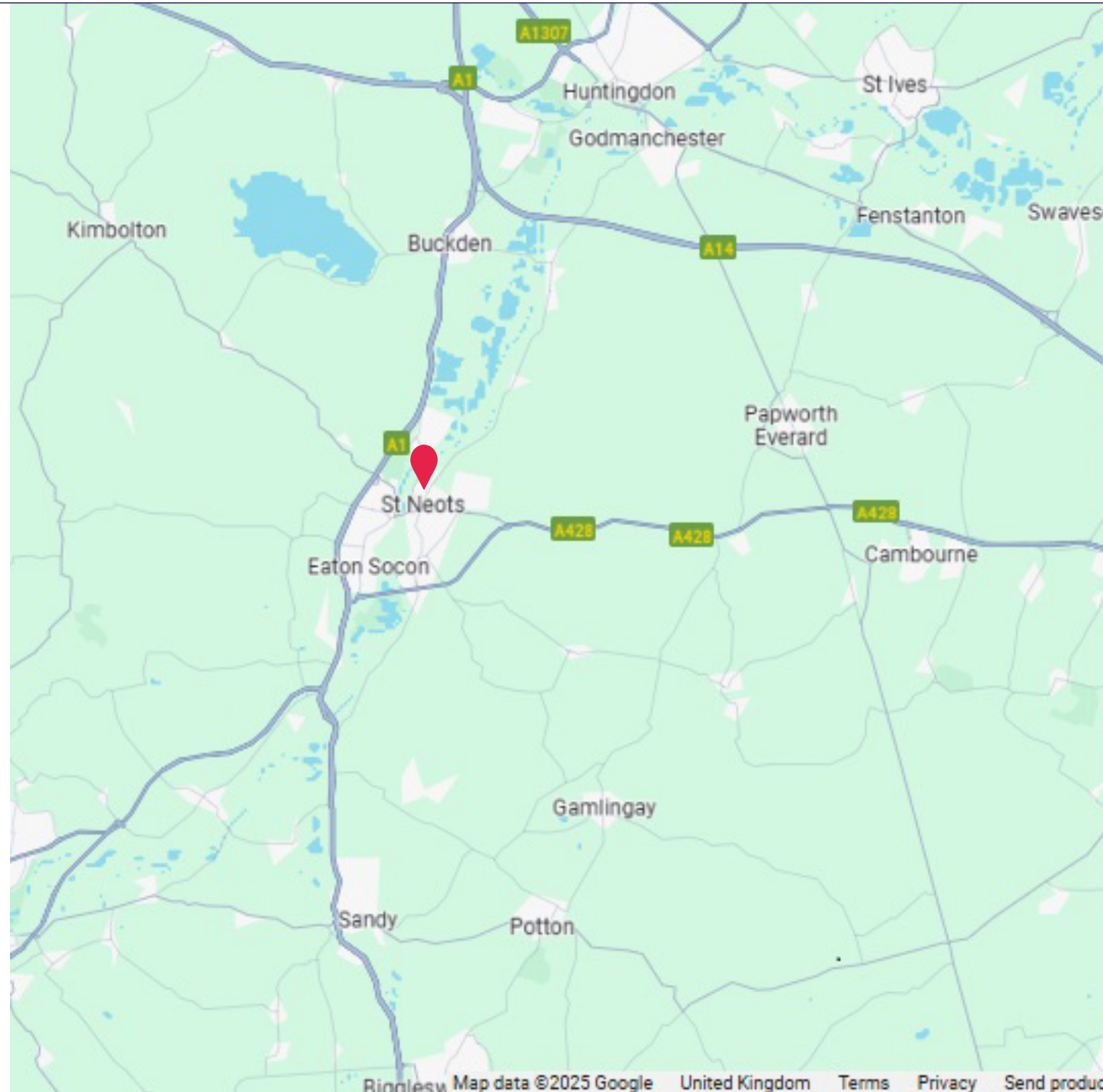
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

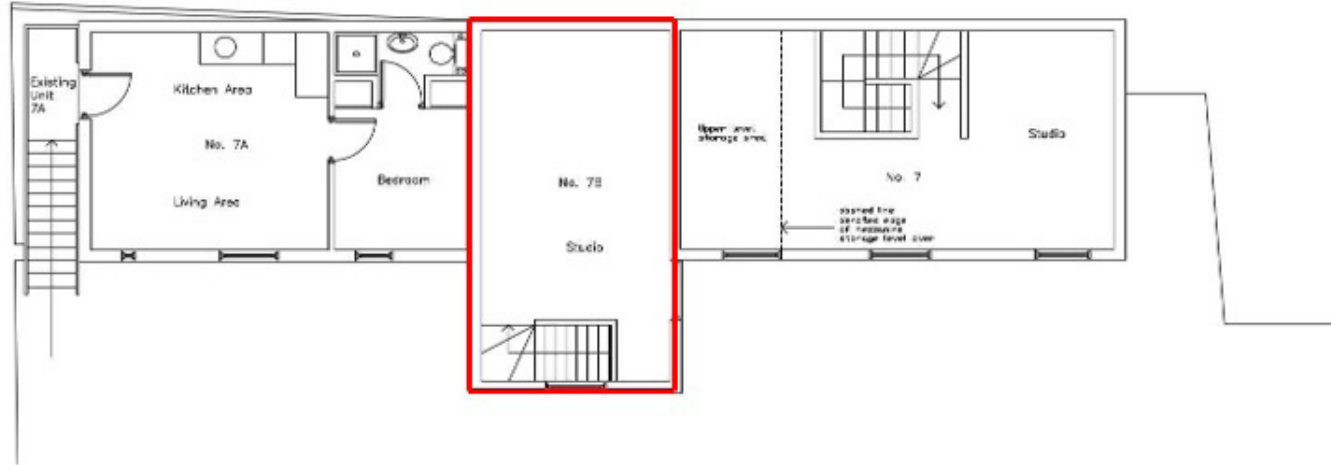
Location

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).

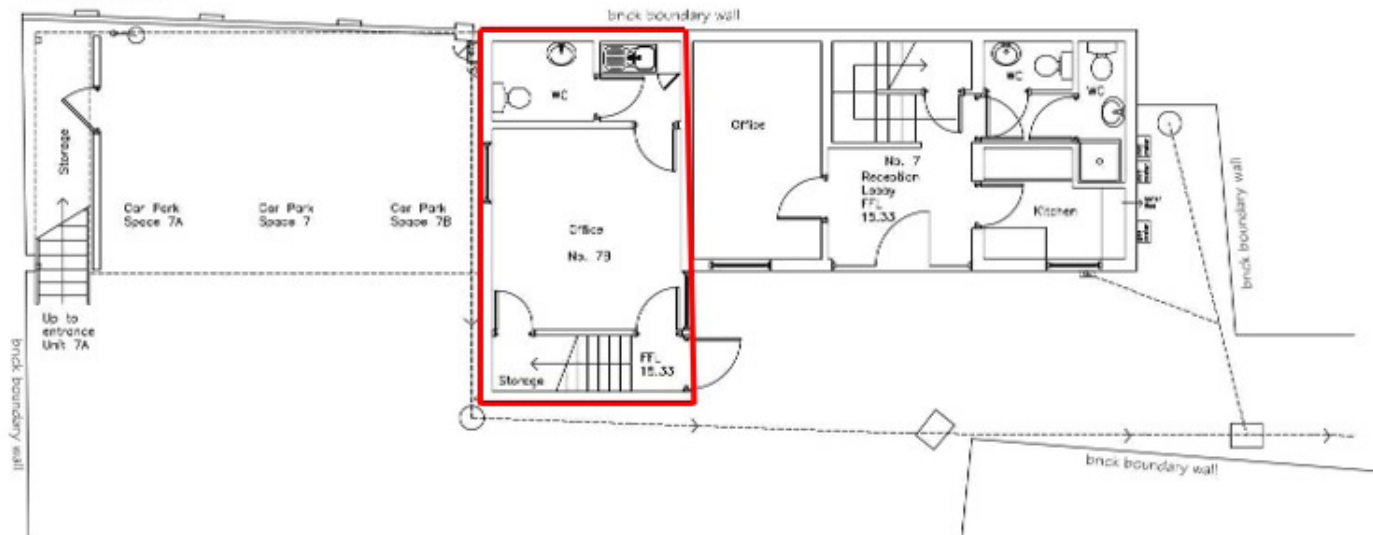




FIRST FLOOR



GROUND FLOOR



Based on original drawings by Fitch Butterfield Associates

