




To Let

20 Market Square, St. Neots, Cambridgeshire, PE19 2AF

 £15,000 Per Annum

 784 Sq Ft / 72.83 Sq M

 Ground floor retail premises, benefitting from three display windows to the front elevation, with rear ancillary space and kitchen. Ground floor w.c. facility.

 Further basement area.



20 Market Square, St. Neots, Cambridgeshire, PE19 2AF

Location

St Neots is a market town located on the banks of the River Great Ouse. Benefitting from rail links to London Kings Cross (typical journey time of 50 minutes). It also enjoys excellent road links with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428 Cambridge - Bedford route. The premises are located in a prime position in St Neots in front of the market square.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £15,000 per annum exclusive.

Accommodation

Ground Floor Retail	30.12 sq m	324 sq ft
Rear Ancillary/Kitchen	12.94 sq m	139.5 sq ft
Basement Full Head Height	25 sq m	269 sq ft
Basement Restricted Head Height	4.8 sq m	51.5 sq ft

Rates

Rateable Value £11,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Joshua Parello joshua.parello@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

