

53-57 High Street | St Neots |
PE19 1JG

Remainder of Ground Floor Store & Upper Floors |
To Let | As a Whole or in Part



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Location

The store is situated at the junction of High Street and Huntingdon Street with an extensive frontage to both streets. On the High Street it is adjacent to the newly opened Poundstretcher store and close to Marks & Spencer Food Hall. Opposite Britains Furnishers whilst being close to Barclays Bank, NatWest Bank, McColls and Boots.

Description

The premises comprises the remainder of the ground floor of the ex Beales store with a large first floor and a small second floor area.

Accommodation

The property has the following approximate GIA floor areas:-

Ground floor area		771.07 Sq.m		8,300 Sq.ft
First floor area		1,400.00 Sq.m		15,070 Sq.ft
Second floor area		105.00 Sq.m		7,635 Sq.ft

The Landlord will consider splitting the unit to suit requirements. The upper floors in particular will suit a variety of different uses.

Lease

New effective full repairing and insuring lease for a term to be agreed and subject to 5 yearly upwards only rent reviews.

Key features

- New lease available
- Extensive frontage
- Potential to split to suit requirements
- Main town centre car park is to the rear of the property
- close Marks & Spencer Food Hall

Rent

Rent on application and depending on the space required.

Service charge

To be confirmed depending on how the unit is split.

EPC

An EPC has been commissioned and is awaited.

Rates

The rateable value is to be reassessed following a large part of the ground being let to Poundstretcher.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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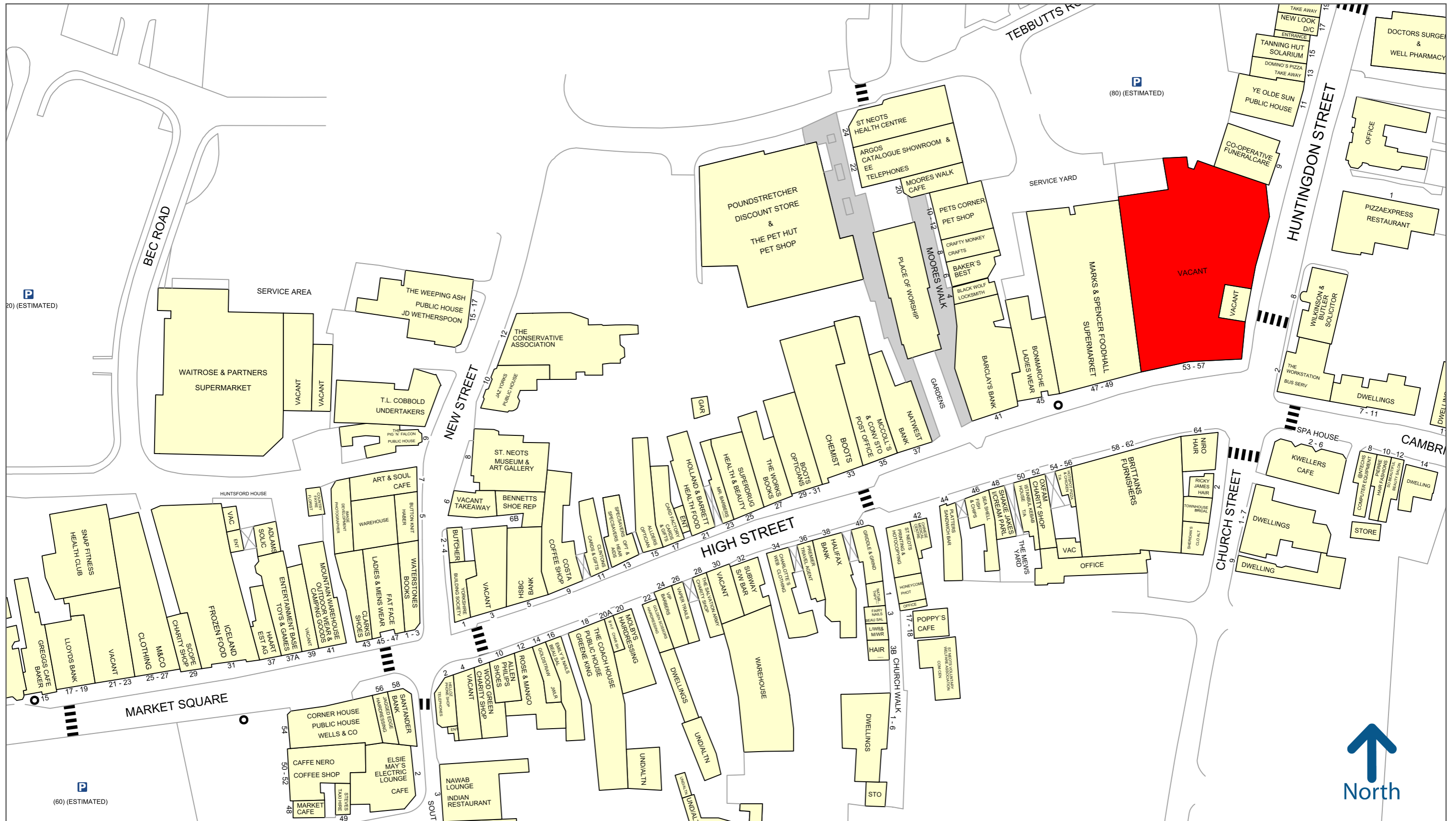
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessees

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50 metres

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