

# ST NEOTS - 100% PRIME RETAIL UNIT

## 25-27 Market Square, PE19 2AR

**TO LET/ MAY SELL**



### LOCATION

St Neots is a historic market town in Cambridgeshire, situated approximately 18 miles west of Cambridge and 50 miles north of central London. The town benefits from its excellent connectivity, with direct train services to London King's Cross.

The property is positioned in a prime location on Market Square, close to other national occupiers including Caffé Nero, Waterstones, Boots, and Marks & Spencer. This central position benefits from strong footfall.

### ACCOMMODATION

The property provides the following approximate areas;

**Ground Floor:** 3,000 sq ft      279 sq m

**TOTAL:**            3,000 sq ft      279 sq m

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL/PRICE

Offers invited.

### RATEABLE VALUE

Rateable Value: £60,500

Rates Payable: £33,033

Interested parties are advised to make their own enquiries with the VOA.

### EPC

C-55

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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