

Saint Neots - Unit 3, 58-62 High Street PE19 1JQ  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Saint Neots - Unit 3, 58-62 High Street PE19 1JQ

## Retail Shop to Rent



### Property Features:

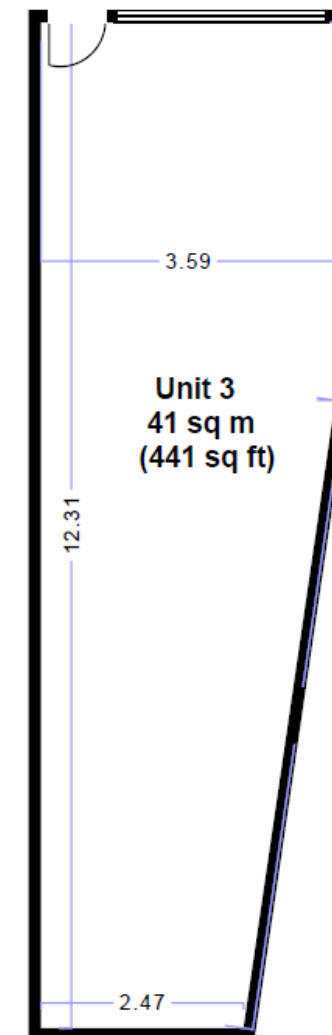
- Comprises ground floor retail shop
- VAT is NOT applicable to this property
- Suitable for variety of uses (Class E)
- Available on a new lease with terms to be agreed by negotiation
- Situated in the heart of the town centre with occupiers nearby including M&S Simply Food, Barclays, Boots, Lidl, Argos, Waitrose, Cineworld Cinema, Restaurants, Cafes and many more.

### Property Description:

Comprises self-contained ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 41 sq m (441 sq ft)

Open plan retail, storage





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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £307.69 per week (PCM: £1,333.33)

Deposit: £4,000 (3 Months)

### Rateable Value:

Rateable Value - TBC

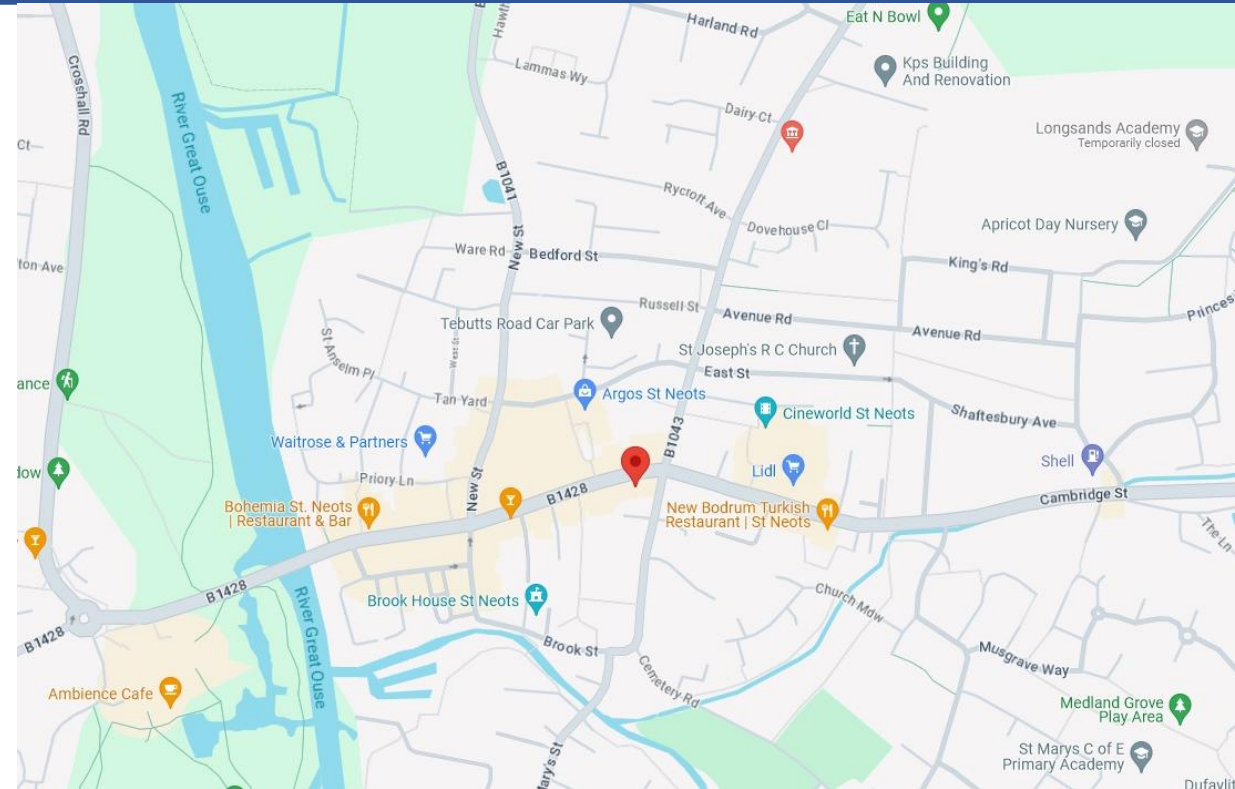
Rates Payable - TBC

### EPC:

Certificate and further details available on request.

### Location:

St Neots is a busy Cambridgeshire market town with a population of some 31,500, lying 15 miles west of Cambridge and 59 miles from London. The town has good road communications being adjacent to the A1, south of the A14. The property is situated in the heart of the town with occupiers nearby including M&S Simply Food, Barclays, Boots, Lidl, Argos, Waitrose, Cineworld Cinema, Restaurants, Cafes and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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