



## TO LET – RETAIL UNIT

**9 CROSS KEYS MEWS, ST NEOTS, CAMBRIDGESHIRE, PE19 2AR**

Net Internal Area – 36.5 sq m / 392 sq ft Approx

Located on Popular Thoroughfare between Market Square and Waitrose

Public Car Parks Close By

Suitable for a Variety of Uses

Immediately Available

Brown&Co  
St Neots  
01480 479072  
stneots@brown-co.com

**Guide Rent: £10,500 Per Annum**

**BROWN & CO**

Property and Business Consultants

## LOCATION

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000. The retail catchment is estimated to be in excess of 80,000. St Neots has the fastest rate of population growth within the County.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are also a range of interesting smaller retailers.

## DESCRIPTION

The property comprises a retail unit forming part of Cross Keys Mews in a prominent position close to Iceland, Greggs Bakery and Waitrose.

The property is located within a busy thoroughfare which connects Priory Lane to the Market Square.

## ACCOMMODATION

Net Internal Area – 36.5 sq m / 392 sq ft

## PLANNING

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the relevant Local Authority to ensure that the planning is adequate for the proposed business operation.

## SERVICES

Mains water, electricity and telecom services are connected to the property. Drainage is to the main sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

## SERVICE CHARGE

The ingoing tenant is to contribute a fair proportion towards the costs of buildings insurance, communal lighting, communal repairs etc and towards a sinking fund.

## TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## GUIDE RENT

**£10,500 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

## VAT

VAT is payable at the prevailing rate.

## RATES

Current Rateable Value - 1<sup>st</sup> April 2026 - £12,750  
(Note: Transitional Relief/Charge may apply)

## EPC

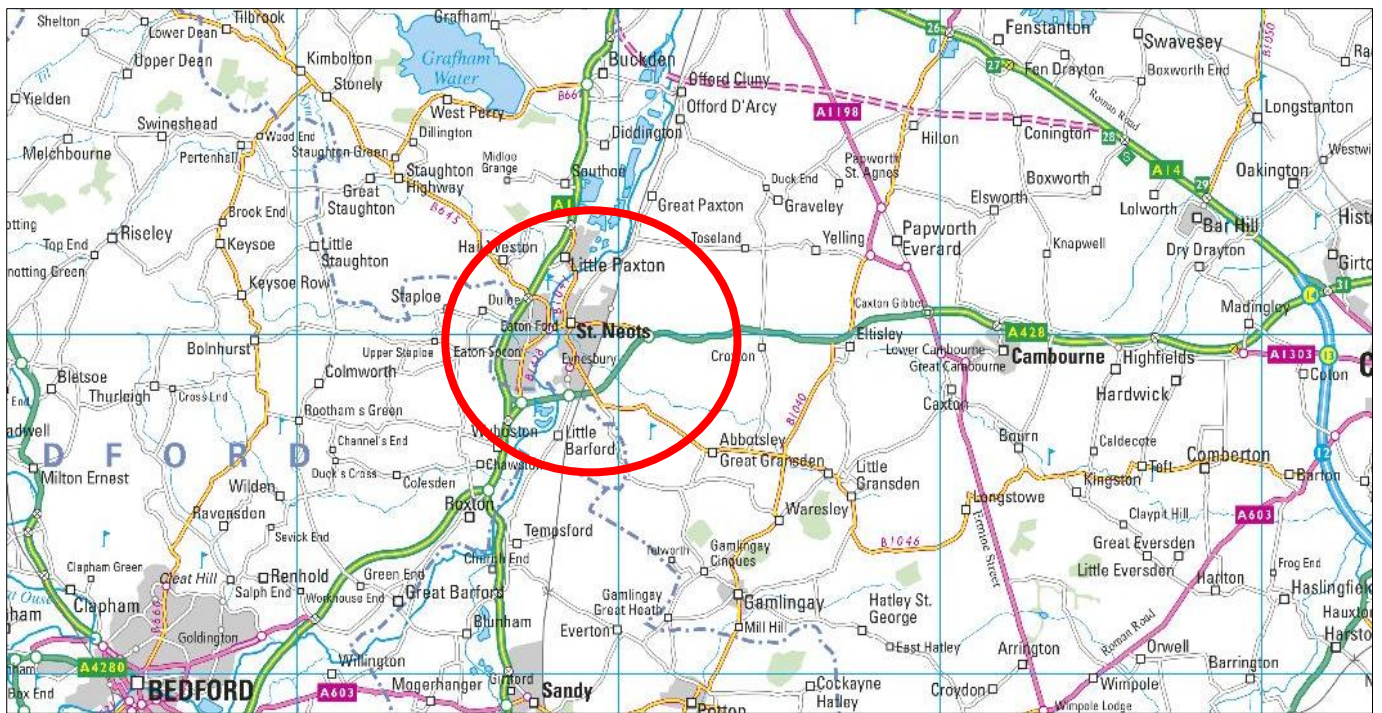
The Unit has a D Rating.

## VIEWING

Strictly by appointment through the letting agents:

Anne McGlinchey  
Tel: 01480 479072  
Email: [anne.mcglinchey@brown-co.com](mailto:anne.mcglinchey@brown-co.com)





## IMPORTANT NOTICES

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The Fairways, Wyboston Lakes, Great North Road, Wyboston, MK44 3AL  
01480 479072 | [stneots@brown-co.com](mailto:stneots@brown-co.com)

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