



TO LET
3,700 SQ FT

**SINGLE STOREY RESTAURANT
UNIT WITH POTENTIAL TO
ACQUIRE WITH EXISTING FIT OUT**

**THE ROWLEY ARTS
CENTRE, ST NEOTS,
PE19 1BY**



OPPORTUNITY SUMMARY

- Potential to acquire with existing fit out
- Option to split unit into 1,779 sq ft and 1,646 sq ft units
- The unit benefits from an external seating area
- Anchored by 6 screen Cineworld cinema with restaurants including Pizza Express and Prezzo
- Rear car park with 105 customer spaces
- Located within the affluent town centre of St Neots

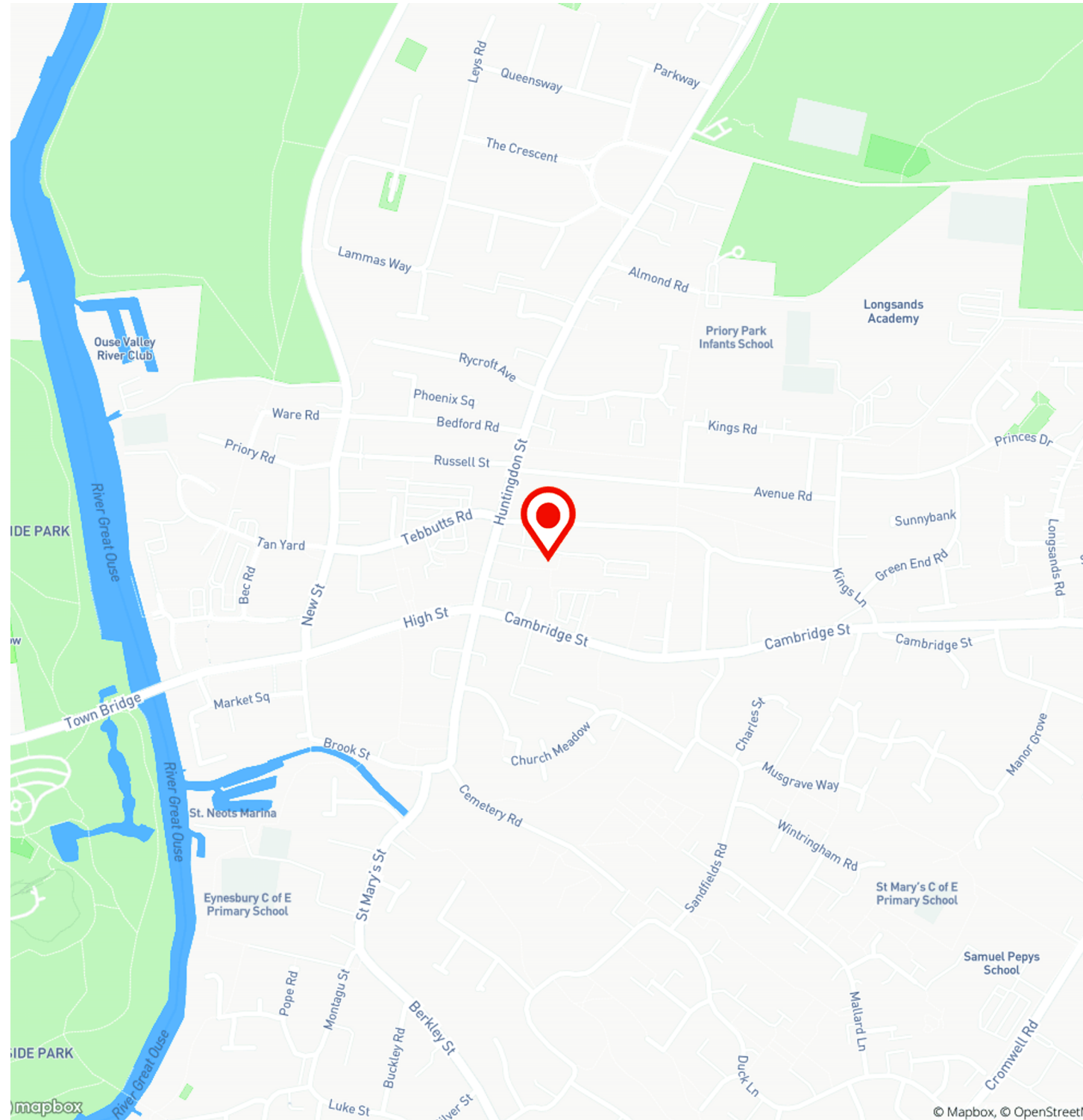


LOCATION

The scheme benefits from an accessible position within the town centre of St Neots, the largest town in Cambridgeshire with excellent communication links. The scheme is located adjacent to Cambridge Road which connects to the A428 giving access to Cambridge town centre within a 35-minute drive. The scheme also sits within a 7-minute drive from the A1 and a 10-minute drive from the A428/A421 Cambridge/Bedford M1-Milton Keynes, a route providing quick access to surrounding towns including Bedford, Milton Keynes, but also the M1.

The unit is directly adjacent to Cineworld and Gainz along Rowley Plaza, in a terrace of restaurants next to Prezzo.

The Scheme benefits from a strong residential catchment with 23,154 households living within a 15-minute drive which have a higher average of AB social grade by 17% than the GB average (ORC, 2021).



DESCRIPTION

The Rowley Arts Centre is a modern leisure scheme opened in 2014 on a town centre site of 5 acres. The complex comprises of a six screen Cineworld cinema, and restaurants including Prezzo and Pizza Express as well as Gainz gym. The complex benefits from 105 customer parking spaces at the rear and walkways connecting it to Lidl which sits adjacent to the Centre.

There is an opportunity to acquire a fully fitted restaurant unit comprising 3,700 sq ft GIZ with external seating. Subject to receiving the necessary consents, the unit can also be split to provide units of 1,779 sq ft and 1,646 sq ft.



FURTHER INFORMATION

TERMS

Details available upon request.

ACCOMMODATION

Ground floor restaurant unit with the following approximate areas:

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Pizza Express	3,067	284.93	Let
Unit - 2	3,700	343.74	Available
Unit - Prezzo	3,000	278.71	Let
Unit - Gainz	2,500	232.26	Let
Unit - Cineworld	18,000	1,672.25	Let
TOTAL	30,267	2,811.90	

TENURE

New Lease

VIEWINGS

Please contact Montagu Evans to arrange access.



ENQUIRIES

For further information please contact:



HENRY ELWESS

T: 020 7132 7533

M: 07818 012 533

E: henry.elwess@montagu-evans.co.uk

PHIL COTTINGHAM (BROWN & CO)

T: 01480479089

M: 07841450262

E: phil.cottingham@brown-co.com

ALEX DAVIES

M: 07552 254 372

E: alex.davies@montagu-evans.co.uk

Misrepresentation Act 1967

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract.

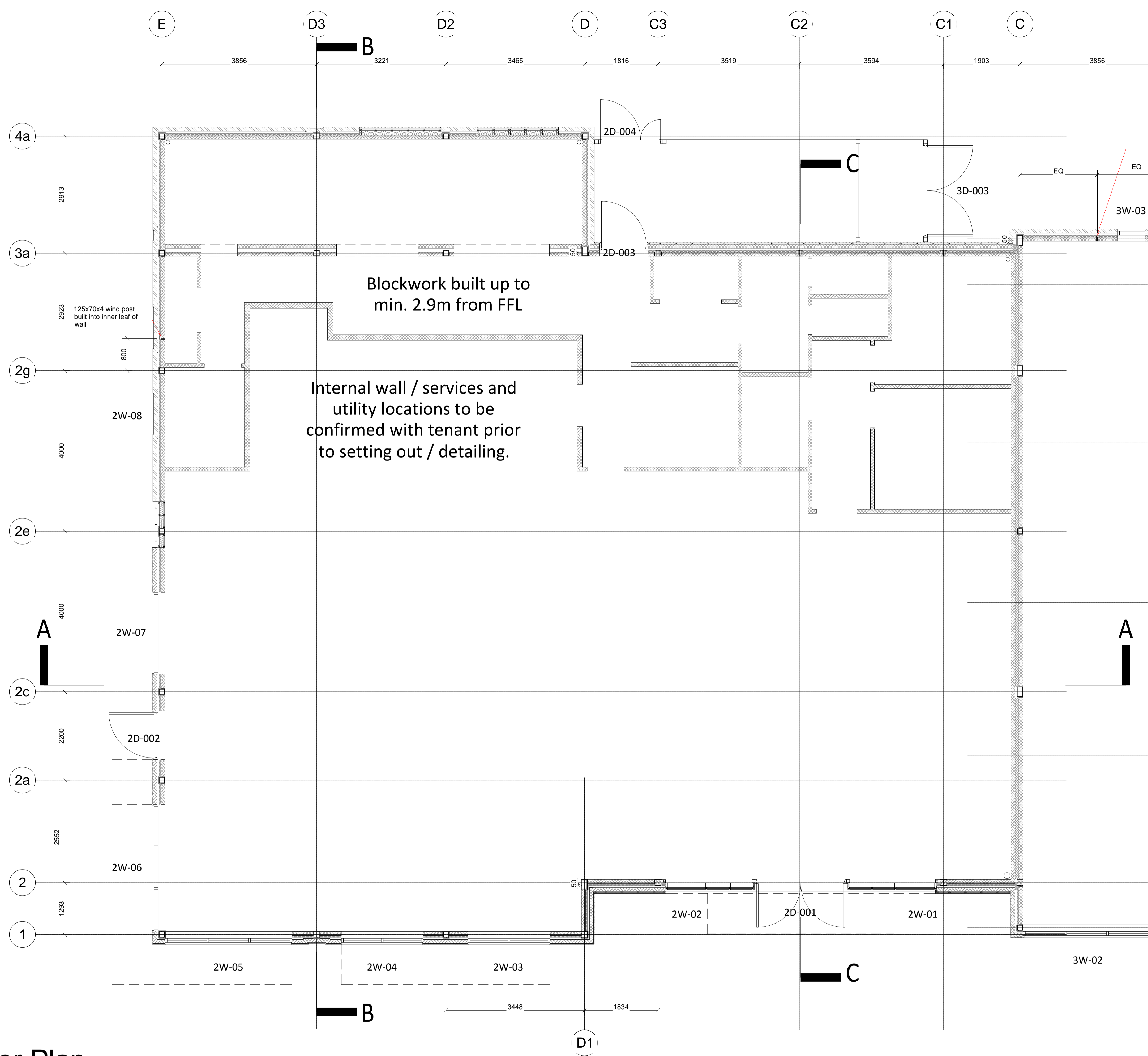
(ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property.

(iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.

(v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 20/10/2021.

A 26.10.2012 GRID UPDATED DSH
 B 30.10.2012 BUILDING CONTROL COMMENTS INCORPORATED DSH
 FINAL EXITS AMENDED TO 1050mm CLEAR.
 C 04.01.2013 UPDATED WITH MOTTS LATEST LAYOUT DSH
 D 07.08.2013 UNIT 3 NORTH WALL MOVED 'OPTION 4'. MRK
 E 07.10.2013 FINAL ISSUE. IPB



IMPORTANT NOTE:
 WHILST ALL STEELWORK SHOWN ON THE ARCHITECTURAL G.A DRAWINGS HAS BEEN REFERENCED DIRECTLY FROM MOTT MACDONALD'S LAYOUTS NO GUARENTEE CAN BE MADE THAT THIS IS INFORMATION IS CURRENT AT THE TIME OF ISSUE.
 G.C TO REFER TO MOTT MACDONALD DRAWINGS FOR STEELWORK DESIGN / DETAILS/SETTING OUT.

THIS DRAWING IS A DEVELOPMENT OF CORRESPONDING TENDER DRAWING H7405 / 400.



JWA Architects Limited
 Robert Tresham House,
 Clipston, Market Harborough,
 Leicestershire LE16 9RZ
 T +44 (0) 1858 525343
 F +44 (0) 1858 525527
 E office@jwa-architects.co.uk
 W www.jwa-architects.co.uk

Client: Britannia Construction

Project: Rowley Arts Centre
 St. Neots

Drawing: Unit 2
 Ground Floor Plan

Purpose: FINAL ISSUE **Date:** 24.09.2012
Scale: 1:50 @ A1 **Drawn:** BK
Dwg. No: H7949 - 200 **Revision:** E

Ground Floor Plan