



**8 MARKET SQUARE
ST. NEOTS
PE19 2AW**



FOR SALE

**Well-Established Dental Care Investment Opportunity
Occupying a well-known and prominent position at the centre of St. Neots
Currently Let at a Passing Rental of £19,500 Per Annum Exclusive**

GUIDE PRICE – £345,000 Subject to Contract

8 MARKET SQUARE, ST. NEOTS, PE19 2AW

ST. NEOTS

St. Neots is a town in the county of Cambridgeshire, approximately 50-miles north of Central London and straddles the River Great Ouse. The town is served by a railway station on the East Coast Main Line and is situated 14-miles west of Cambridge, approximately 20-miles south east of Kettering, 25-miles east of Northampton, 20-miles south of Peterborough and 15-miles north-east of Bedford.

The town is immediately adjacent to the A1, close to its junction with the A428 (Cambridge Road) and has access to both major arterial routes at various points.

LOCATION

The property occupies a central location fronting onto Market Square, in an established commercial position surrounded by a mixture of estate agents and other office, retail and similar occupiers. Nearby are Thomas Morris Estate Agents, Harry Robinson Estate Agents, Lovett Estate Agents, Connells and Peter Lane & Partners. Other occupiers also include Shepherd Stubbs Recruitment, Betty Bumbles Vintage Tea Rooms, Café Nero, Greggs, Lloyds Bank, Nationwide Building Society, M & Co., Scope and Iceland.

The Market Place, apart from providing space for the open market, also provides excellent short-term car parking and, directly to the front of the property are a number of bus stops which add to the pedestrian flow and activity in the centre.

The property is adjacent to Jubilee Gardens and St. Neots Bridge. At the other side of the bridge is a large surface car park, providing excellent pedestrian access.

DESCRIPTION

The property comprises a Grade II listed 2-storey dental surgery, with ancillary attic level accommodation. The building was constructed in around the 17th Century/early 18th Century but was re-fronted in the 19th Century with a Georgian brick façade.

The property provides dental surgeries, waiting rooms, reception and staff areas at ground floor level, together with further waiting area, dental surgeries and clinical rooms at first floor level. To the rear is a garden area with direct access from the adjoining Jubilee Gardens

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor

Entrance area, waiting area, reception, surgery and staff area 91.60 sq. m. (986 sq. ft.)

First Floor

Landing, waiting area, surgeries, clinical room, x-ray room and staff area 85.84 sq. m. (924 sq. ft.)

Roof Space

Storage 8.18 sq. m. (88 sq. ft.)

Total Net Internal Floor Area Approx. 185.62 sq. m. (1,998 sq. ft.)

External

Rear garden area with access from Jubilee Gardens.

SERVICES

We understand the property benefits from the provision of all main services to include gas, electric, water and mains drainage. None of these services have been tested and prospective purchasers are advised to satisfy themselves as to their condition and type.

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Surgery & Premises
Rateable Value: £16,250

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TENURE

Freehold – subject to occupational lease.

LEASE

The property is let under the terms of a 15-year lease from 30th June 2011 to Oasis Dental Care (Central) Ltd. Oasis Dental Care is now owned by Bupa Dental Care who have over 350 branches across the UK.

The lease provides for a rent review in June 2021. The lease also provided for a break clause on the 10th anniversary (being 30th June 2021) however, the break option has not been exercised and there are therefore in excess of 5 years remaining on the lease. The lease is drawn upon effectively full repairing and insuring terms and is subject to a Schedule of Condition.

PRICE

£345,000 subject to the occupational lease – Plus VAT (if appropriate)

VAT

We are informed the property has not been elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) rating for the property is:-

G - 162

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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