



## FIRST FLOOR OFFICE SUITE

SUITE 4, PRIDE LODGE, 32/38 LION YARD, HIGH STREET, BUCKDEN,  
CAMBRIDGESHIRE, PE19 5XA

Gross Internal Area – 35.3 sq m (380 sq ft)  
Internally Arranged to Provide Two Offices and WC  
2 Car Parking Spaces  
Located Near the A1  
Immediately Available

**Rent: £4,800 Per Annum**

Brown&Co  
St Neots  
01480 213811  
stneots@brown-co.com

**BROWN & CO**

Property and Business Consultants

## LOCATION

Buckden is a village in Huntingdonshire situated 5 miles north of St Neots and 5 miles south-west of Huntingdon.

The two pubs in the village, The Vine and The Lion, are popular amongst the locals, with The George Hotel being a highly regarded location amongst both patrons from the village and further afield. St Mary's Church in the centre of the village is around 800 years old. The village offers a variety of shops, a butcher shop, a barber, a pharmacy, and clothing shops with a post office, doctors' surgery, village hall and primary school.

Buckden is conveniently located for road links via the A1(M) (North/South) and A14 East/West with Huntingdon Rail Station approx. 4.5 miles away (Peterborough – Kings-Cross).

## THE PROPERTY

The property is located on the south side of the High Street adjacent to The Lion and opposite The Vine Public House and the George Hotel. The High Street is easily accessible from the A1 Buckden Roundabout.

The office is on the First Floor of Pride Lodge, to the rear of 32/38 Lion Yard. Access is via a staircase from the car park. A WC is available within the suite.

Externally, car parking is available for two cars and there is ample on street parking nearby.

## ACCOMMODATION

Gross Internal Area – 35.3 sq m (380 sq ft) Approx.

## SERVICES

Mains water, electricity, gas and telecom services are provided 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.

## 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.

## TERMS

The property is available to let on a short term lease. Prospective tenants to discuss their requirements with the agents.

## RENT

**Rent: £4,800 per annum** exclusive and payable quarterly in advance by Bankers' Standing Order.

## COMMUNAL CHARGE

There is a communal charge which will not exceed £500 plus VAT per annum for cleaning, refuse removal and electricity.

## VAT

VAT is payable on the transaction.

## RATES

2023 Rateable Value: £3900

2025/2026 Rate Pounding 49.9p/£

(Note: Transitional Relief/Charge may apply)

## VIEWING

Strictly by appointment through the sole letting agents:

Anne McGlinchey

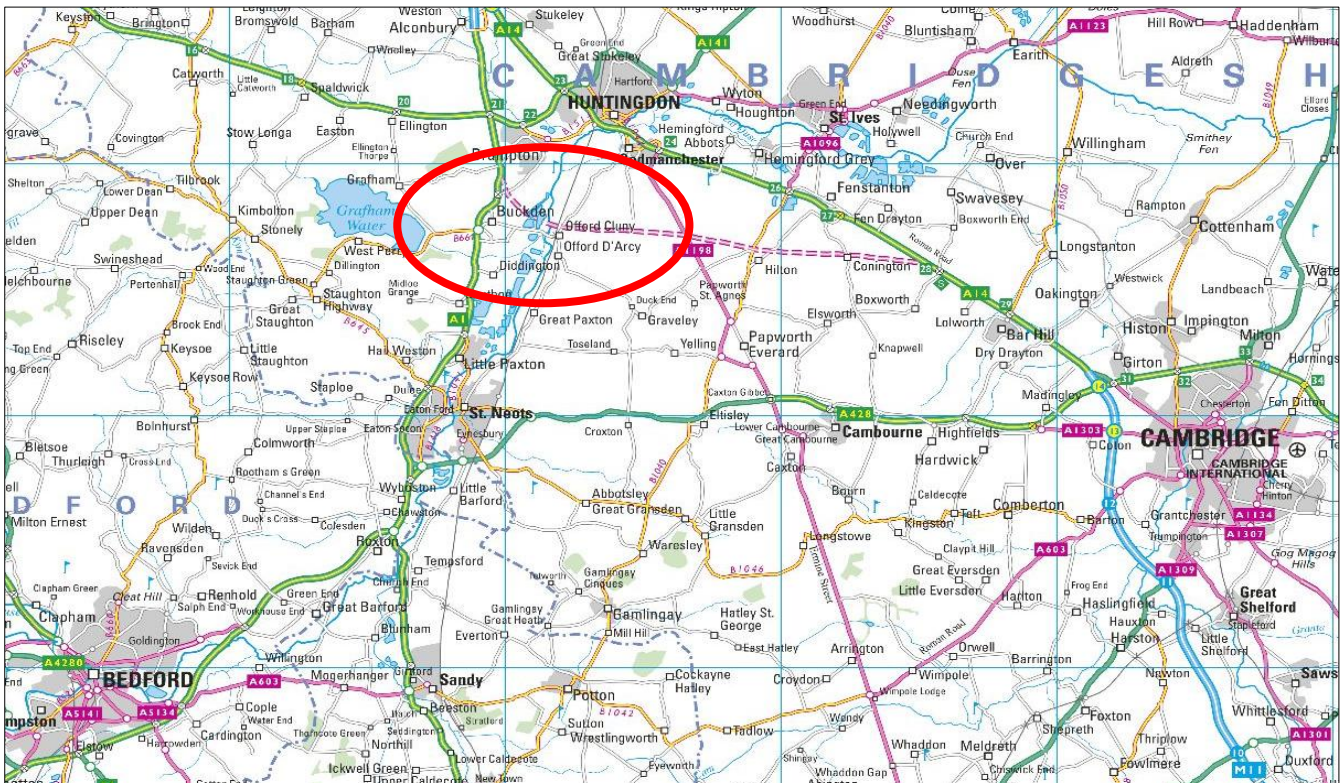
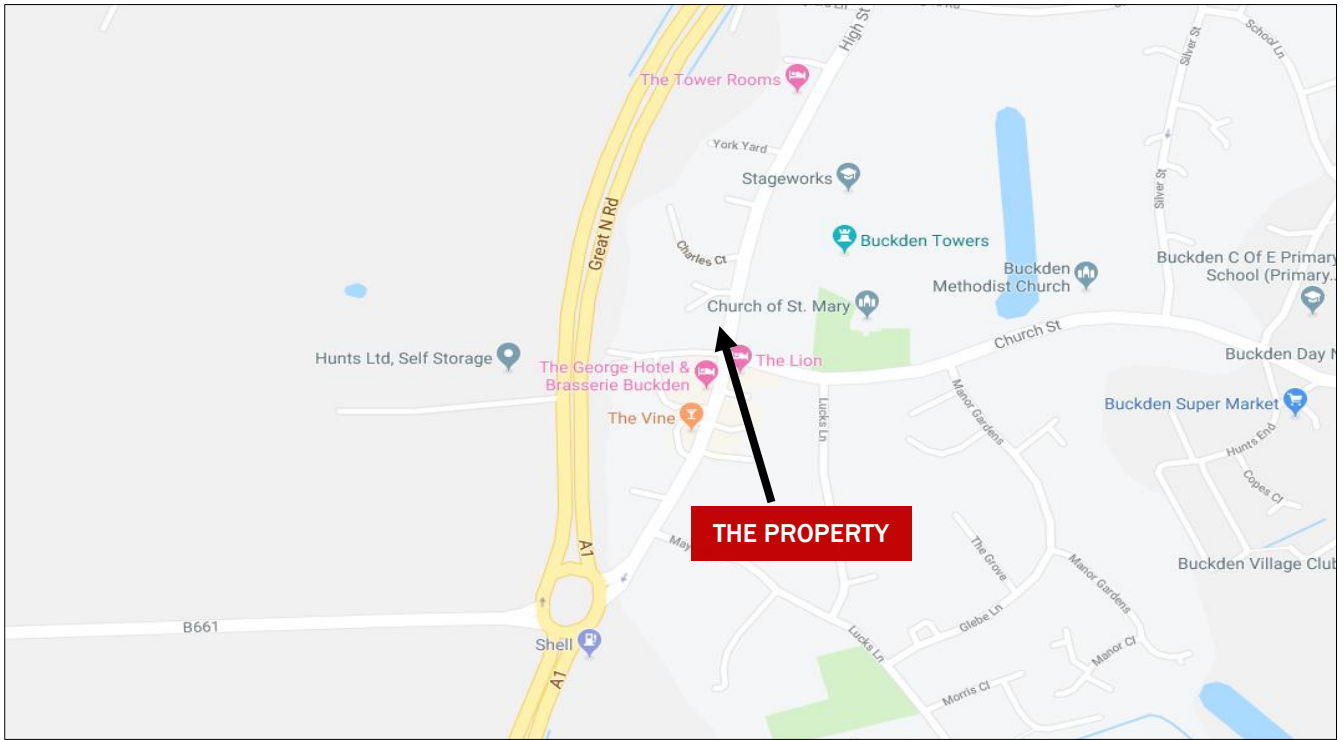
Tel: 01480 479072

Email: [anne.mcglinchey@brown-co.com](mailto:anne.mcglinchey@brown-co.com)

## EPC

The property has an E Rating.





**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.