

FOR SALE

2,144 Sq Ft (199.18 Sq M)

- High Street Investment
- Let to The Works Store Ltd
- Parking & Loading To The Rear
- Potential For Future First Floor Conversion (subject to planning)



27 High Street

St. Neots, PE19 1JA

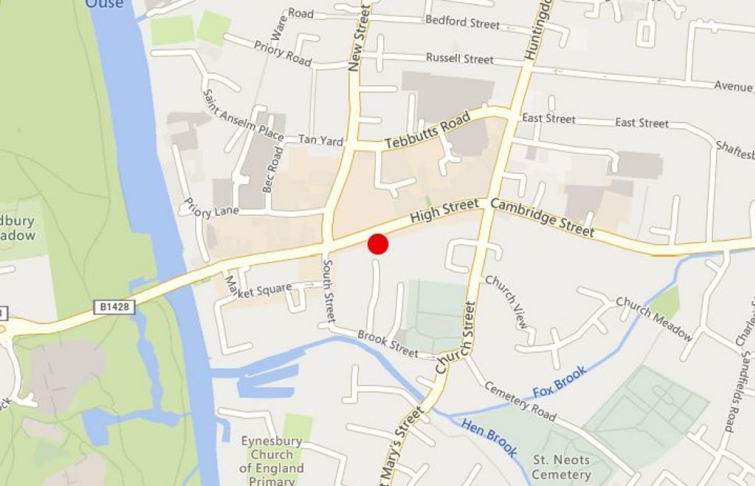
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Location

- The property is located in the centre of St Neots, a sought after location benefiting from fast population growth and strong transport links supporting positive footfall and retail activity.
- The retail catchment is estimated to be around 80,000 residents, and the town offers a mix of national multiples including Boots, Superdrug, Specsavers, Waitrose, Marks & Spencer and Holland & Barratt along with a host of independents which gives the town centre a solid offering.
- St Neots also benefits from easy access to the A1 and the A428 approximately with Cambridge situated approximately 18 miles to the west and Bedford approximately 12 miles to the east.

 what3words

[///caring.portfolio.seashell](https://caring.portfolio.seashell)

 Google Maps

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Description

- Extending to a total floor area of 2,144 sq ft, the ground floor comprises open plan retail space with rear storage area. The first floor is accessed via an external staircase and provides, office, kitchen, WC and further storage space. Externally to the rear there is a parking / loading area accessed via Tebbutts Road.
- Let to The Works Stores Ltd for a term of 5 years from 26th November 2025 at a passing rent of £33,500 per annum. The tenant has an option to break at the end of the 3rd year of the term. A copy of the lease can be provided upon request. The Works Stores offer a national covenant with over 500 stores UK wide and most recent total annual sales published at approximately £240 m.



Terms

Available freehold, seeking offers in excess of £400,000 exclusive

Accommodation

Total **199.18 SQ M** **2,144 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Contact:

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