

SHOP TO LET

# 41 High Street, St Neots, Huntingdon

PE19 1AS



**Savills London**

33 Margaret  
Street London  
W1G 0JD

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## Key Highlights

- Prominent double fronted retail premises located in prime position on St Neots High Street.
- Nearby occupiers include, Marks & Spencer, Bonmarche, Pets Corner, Boots, Superdrug, Pizza Express and Cineworld.
- The unit benefits from being situated on a busy thoroughfare between the centre of town and Tebbutts Road carpark immediately to the rear.
- The property benefits from both pedestrian and vehicular traffic.

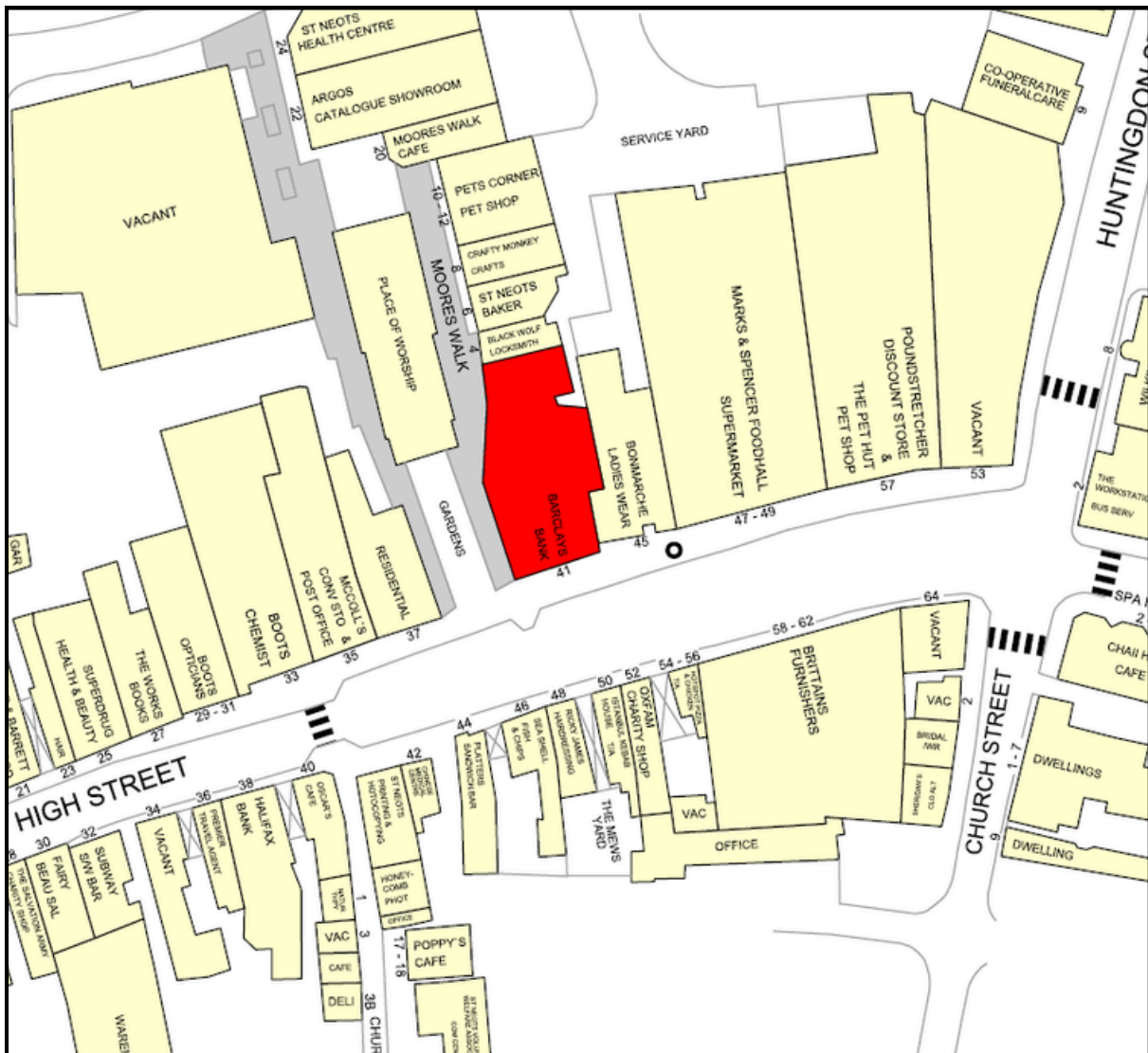
## Accommodation

The unit is arranged over ground floor and first floor, providing the following net floor areas:

Ground Floor : 3,808 sq ft 358.8 sq m

First Floor : 3,764 sq ft 349.7 sq m

**Total: 7,572 sq ft 708.5 sq m**



## Viewing & further information

Strictly by prior arrangement only with:

Ryan Simpson

Ryan.Simpson@savills.com  
+44 (0) 7812 686 388

Olly Eades

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## Rent

We are seeking offers in the region of £75,000 per annum exclusive.

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

## Rates

Rateable Value (2024/25)	£63,000
UBR:	£0.546p
Rates Payable:	£34,398 pa

*Parties are advised to make their own enquiries with the Local Authority*

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

A valid EPC for this property can be made available upon request.




St Neots

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