

TO LET/MAY SELL – GUIDE RENT: £10,000 PA + VAT
GROUND FLOOR RETAIL UNIT, 16 HIGH STREET, ST
NEOTS, CAMBRIDGESHIRE, PE19 1JA



- Busy location fronting the High Street in St Neots
- Ground floor lock up shop situated adjacent to the Coach House pub
- The immediate surrounding area includes a mix of retail units, coffee shops/cafes and licensed premises
- Available by way of a new lease on terms to be agreed

Location

Located in the heart of St Neots' vibrant town centre, the property fronts directly onto the High Street, an established commercial parade with a strong mix of retail, leisure and licensed operators.

Nearby occupiers include Costa Coffee, Specsavers, Card Factory, Cake Box, Esquires, amongst various independent cafés, restaurants and service-led businesses.

Property Description

Retail opportunity fronting the High Street in St Neots. The premises has traded as a nail bar (Emily's Nails) since around 2018 and was previously used as a barber shop.

Accommodation

The premises comprise a small ground floor lock-up shop with an office and staff WC extending to approximately 325 square feet (NIA) which adjoins the Coach House pub. There is a flying freehold above the premises which forms part of the pub's demise.

Tenure

The premises are available by way of a new lease on terms to be agreed, subject to appropriate rent reviews. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant 1954 Act (Part II) and there will therefore be no automatic right to renew the lease on expiry. Offers for a long lease may also be considered.

Planning

The property has consent for uses within Class E (former use classes A1/A2/A3). We have made enquiries with the local authority and can confirm the property is Grade II listed and sits within the St Neots conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates

The property is assessed as a 'Shop and premises' and the Rateable Value is £9,300 effective from 1st April 2026.

VAT

VAT will be applicable on the letting of this property.

EPC

An EPC has been requested.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



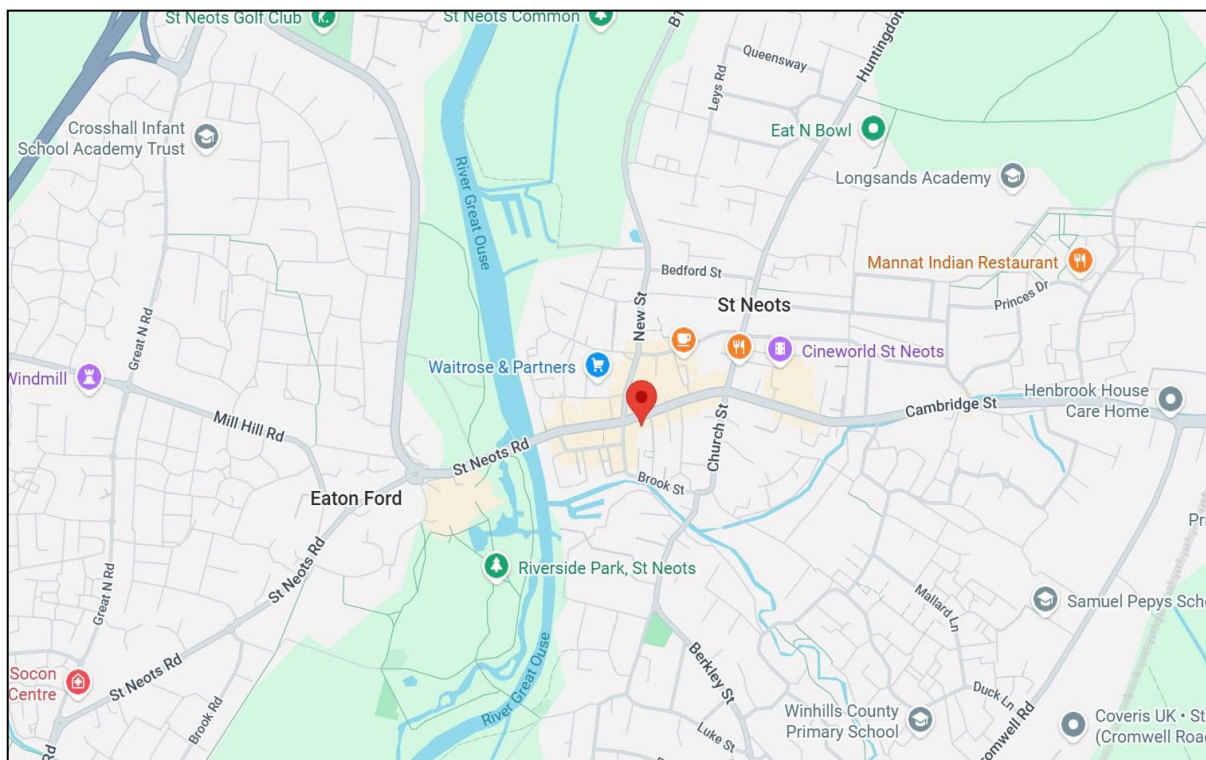
Contact: Jack Sinclair
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Email: jack@wtsccommercial.co.uk



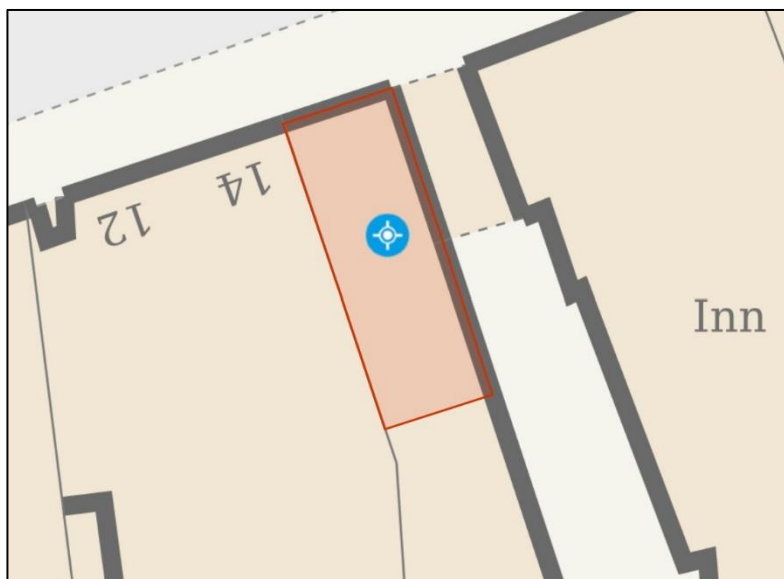
Contact: Harry Dowen
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Location Plan



Site Plan



Important notice

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Our Services & Offices

