

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Exciting Retail Opportunity

Central St Neots, Cambridgeshire PE19 1AW



- Former Co-op/Somerfield food store in prominent pedestrianised central location available March/April 2017
- Comprising a total of 14,613 sq ft (sales) and first floor stores of 9,157 sq ft
- May split with sales space of 4,085 sq ft approximately – maximum 14,613 sq ft
- Available on new leases – possible sale

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#### Location/Description

The property is situated in the heart of St Neots town centre at the junction of Tebbutts Road and Moores Walk, with pedestrianized walkways through to High Street and Market Square. Nearby and adjacent occupiers include Argos (opposite), M & S Simply Food, Boots, Barclays Bank, Martins, Nat West, Fat Face, New Look, Costa and Waitrose.

St Neots is a busy and affluent market town with a population of approximately 35,000 and a catchment of approximately 70,000 people within a 15 minute drive time. The town is a major growth centre in the county of Cambridgeshire with significant population growth likely both in St Neots itself and in nearby Cambourne. The town has excellent road and rail communications including the A1 (M), A428 and main line rail connections to London Kings Cross within approximately 45 minutes.

The property was constructed in the mid-1980s of brick and tile roofing with prominent glazed retail frontages to Tebbutts Road and Moores Walk. There is a warehousing section at ground floor rear with a small canopied area providing access to the loading doors and 9 delineated staff parking spaces. The first floor comprises ancillary office/staff and storage accommodation.

#### Accommodation

The current layout comprises the following;

Ground floor sales (plus ancillary warehouse)	-	14,613 sq ft (1,357 sq m)
First floor storage/staff/office	-	9,157 sq ft (851 sq m)
<b>Total</b>	-	<b>23,770 sq ft (2,208 sq m)</b>

Our clients will consider a sub-division of the ground floor retail/ancillary space and separately the first floor accommodation subject to the relevant consents and subject to terms.

Externally there is a shared access service area off Tebbutts Road with canopy loading to the ground floor rear and two service lifts. There are nine delineated car parking spaces for staff or disabled customers.

#### Town Planning

Since the store was developed in 1984 we understand that this has been used continuously as a food supermarket with ancillary ground floor and first floor accommodation.

Further enquiries should be made directly with St Neots Town Council (telephone 01480 388911). Whilst it is understood that the property is not listed, it is located within a Conservation Area.

Following a consultation period the St Neots Neighbourhood Plan was adopted in 2016 and during the course of the consultation significant supply shortfalls were identified including gents fashion retail, value fashion retail, fixed price retail and specialist retail.

#### Rating Details

Shop and premises (April 2017)  
£252,500

In the event of the property being sub-divided or for details of any reliefs or other rating enquiries please contact the Rating Authority, Huntingdonshire District Council (telephone 01480 388030).

#### Services

We understand that all mains services are connected including water, sewage, electricity, gas and telecoms. Please note that none of the service connections or facilities have been tested and no warranties are offered in this regard.

#### Town Central Car Parking

The subject property is immediately adjacent to the main Local Authority car park at Tebbutts Road (free at weekends) with other short and long stay parking available nearby at The Priory, Market Square and Waitrose.

In addition there are nine designated parking spaces for the use of the subject property.

#### Terms

The property is offered to let either as a whole or as sub-divided subject to lease, planning consent etc. A freehold sale with vacant possession would also be considered.

For quoting terms please contact the sole agents.

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#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Energy Performance Certificate

A summary copy of the EPC is attached to these particulars with a full copy together with the Recommendation Report available entirely free of charge. The property has a current EPC rating of C (73).

#### Viewing and Further Information

Please enquire of the sole agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
Contact: Brendan Bruder  
Mobile: 07798 903977

#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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