

**On the Instructions of EWM
SHOP LEASE FOR ASSIGNMENT
3 HIGH STREET, ST NEOTS, CAMBRIDGE PE19 1BU
Confidential – Staff Unaware**



Location

St Neots is the largest town in Cambridgeshire with a catchment population in excess of 40,000. The property is situated on the High Street, opposite the pedestrian crossing in close proximity to **Costa, Fat Face, New Look, Cafe Nero** and **Holland and Barrett**.

Other retailers of note within the town include the **Beales Department store** and **Marks and Spencer Simply Food**.

Accommodation

The property, which is air conditioned, is arranged on ground and first floor the areas being as follows:-

Ground Floor Sales	1600 sq ft	149 sq m
First Floor		
Mezzanine/Staff Room	83 sq ft	7.7 m
First Floor Internal Storage	1067 sq ft	99.12 sq m

Tenure

The property is held on a lease expiring 28/09/2030 at a rent of £60,000 pa exclusive with a tenant break option on the 29/09/2020.

Rating Assessment

Rateable Value	£45,000
Rate in the £ (2018/2019)	49.3p
Rates Payable	£22,185

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

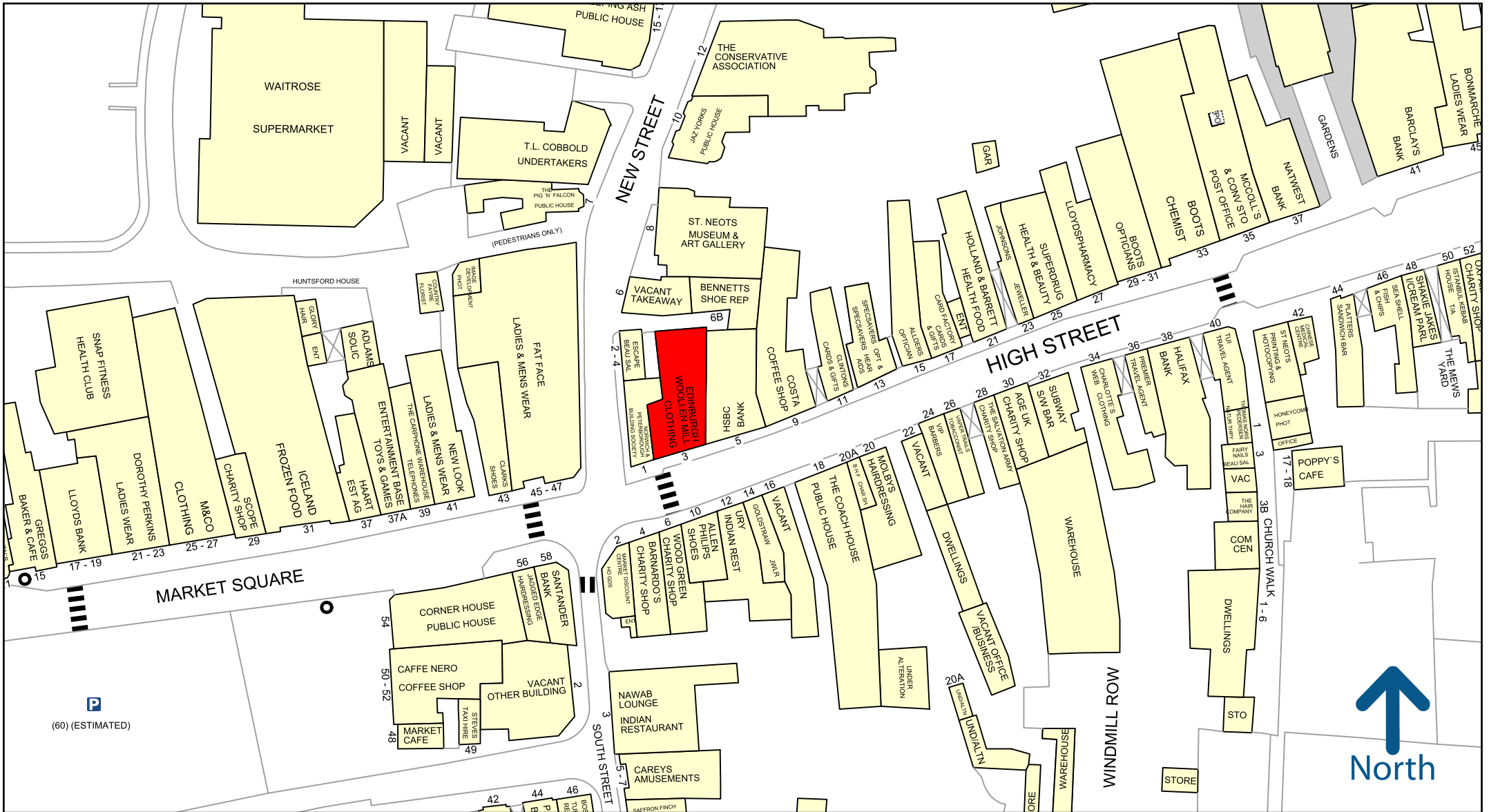
Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent

Ian Hughes
Rowley Hughes Thompson
Direct Tel: 0121 212 7802
Email: ianh@rhtretail.co.uk

Date Revised: July 2018
All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT



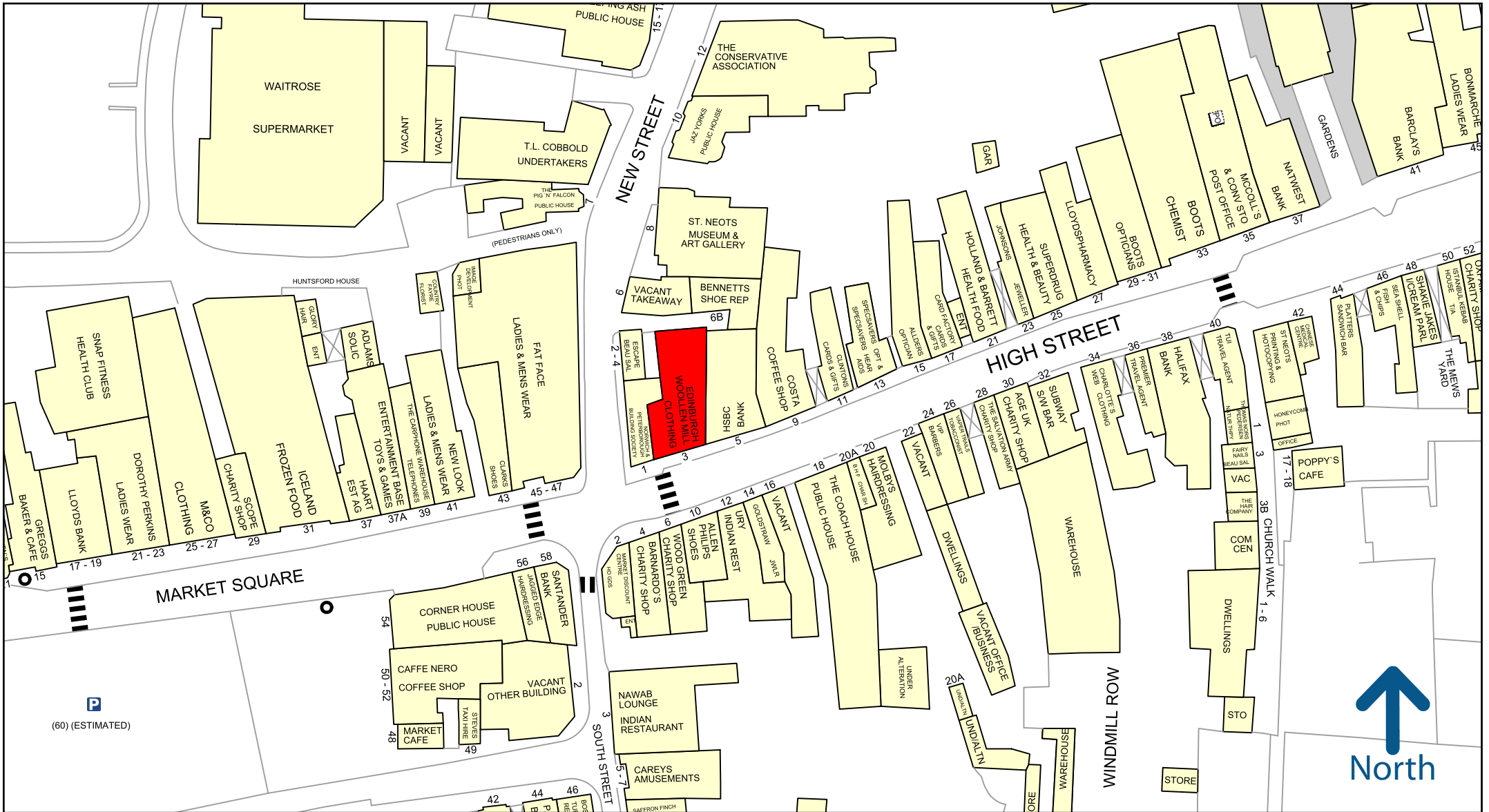
Experian Goad Plan Created: 24/07/2018
Created By: RHT

50 metres



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50 metres



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