

OFFICE

TO LET



**Second Floor, 58 Market Square, St Neots, Cambridgeshire  
PE19 2AA**

811.1229233

**Eddisons**

# SECOND FLOOR, 58 MARKET SQUARE

ST NEOTS, CAMBRIDGESHIRE, PE19 2AA



Agreement

To Let



Detail

Second Floor Offices



Rent

£15,000 pax



Size

85.56 sq m (921 sq ft)



Location

St Neots, PE19 2AA



Property ID

811.1229233

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
BSc (Hons) MRICS MCIOB  
Director

[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)

07866 165016

01480 415728

Property

58 Market Square is a substantial landmark building in St Neots historic Market Square and has been comprehensively refurbished to provide two floors of high quality offices with a coffee bar on the ground floor.

The second floor provides a high quality open place office benefiting from comfort cooling, separate meeting rooms, shared separate male and female wc facilities, a shared kitchen/staff room and numerous character features including a roof terrace.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	85.56	921

Energy Performance Certificate

Rating: F (139)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

**Charging Authority:** Council  
**Description:** Offices and Premises  
**Rateable Value:** £7,300

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£15,000 per annum exclusive.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

We understand that VAT will not be payable in respect of the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

The market town of St Neots has a population of about 26,000 and is 50 miles north of London, 18 miles west of Cambridge, 11 miles north east of Bedford and 25 miles south of Peterborough.

The A1 passes the town, providing excellent north south communications, the A14 (A1/M1 link) lies 8 miles to the north.

There is a mainline railway station with frequent services to London (King's Cross).









