

TO LET

980 Sq Ft (91.04 Sq M)

- Well-presented ground floor retail premises undergoing refurbishment to provide modern accommodation.
- Suitable for a variety of commercial uses, subject to the necessary consents.
- Prominent town centre location.



1 Priory Chambers

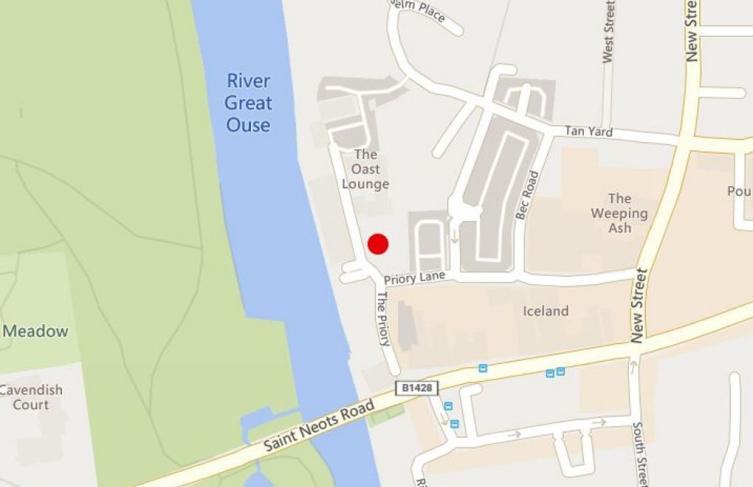
Priory Lane, St. Neots, PE19 2BH

Contact: Joshua Parelo or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- Situated in the heart of St Neots town centre, Unit 1, Priory Chambers occupies a prominent position on Priory Lane, just a short walk from the Market Square and a wide range of shops, cafés and local amenities.
- The property benefits from excellent road links via the A1 and A428, with St Neots railway station providing direct services to London King's Cross and Peterborough.

/// what3words

///downs.trickles.thumbnail

Google Maps

Click here



Description

- Attractive ground floor commercial unit providing versatile open-plan accommodation.
- Suitable for a range of retail, office, leisure and service-based occupiers, subject to planning.
- Town centre position with excellent frontage and easy access to nearby public parking and St Neots railway station.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £17,650 per annum.

Accommodation (Net Internal Area*)

Total	91.04 SQ M	980 SQ FT
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £8,500.
For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

WILLIAM FOUNTAINE

william.fountaine@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.