

For Sale Freehold

**Huntingdon Street, St Neots,
PE19 1DU**



£450,000 for the Freehold



1,602 Sq Ft / 148.83 Sq M



Rare opportunity to acquire a substantial Grade II Listed mixed-use property in St Neots with generous parking to the rear.



Ground floor currently trading as a Chinese restaurant with seating for 60 and extensive fitted facilities.



The first floor offers residential accommodation (Class C3) comprising three bedrooms, a living room/kitchen and a shower room.



Freehold Restaurant Premises, St. Neots, PE19 1DU

Location

The Property is prominently positioned in St Neots, providing good visibility and easy access to local amenities. St Neots is a well-connected market town on the River Great Ouse, with a wide range of shops, restaurants, and services, and benefits from excellent transport links via the nearby A1 and A428, connecting to Cambridge, Bedford, and Huntingdon. St Neots railway station offers regular services to London King's Cross in under an hour, enhancing its appeal for both commercial and residential use.

Terms & Tenure

The premises are for sale freehold at a figure of £450,000 exclusive.

Accommodation

1,602.8 sq ft (Ground Floor only)

Three Bedroom Maisonette (First Floor)

EPC

The EPC rating for the property is TBC.

Rates

Rateable Value £19,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

VAT is applicable to the sale of the Property.

Costs

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

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk