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BROOK HOUSE, Brook Street, St Neots, Cambs, PE19 2HW

GUIDE PRICE: £715,000

GUIDE RENT: £50,000 PA

Town Centre Offices also with Planning Permission for Conversion to Residential

- Rare Opportunity to Buy or Lease Prestigious Office Premises
- Impressive Period Property Located in Town Centre Position
- Net Internal Floor Area - 348.18 sq m (3,745 sq ft) Plus Basement
- Dedicated Car Parking to Rear and Side of Property - approx. 18 Spaces
- With Scope for a Range of Alternative Commercial Uses eg. Medical/Surgery
- Also with Planning Permission and Listed Building Consent for Conversion to Luxury Apartments



Location

St Neots is an expanding Town in Cambridgeshire located on the River Great Ouse with a population of over 32,500. Adjoining settlements such as Little Paxton, increase the immediate population to in excess of 40,000 residents. The 10 mile catchment is estimated to be in excess of 80,000. Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County. Large scale residential developments to the East of St Neots at Loves Farm Phase II (1200 homes) and Wintringham Park (2,800 homes) are due to come on stream shortly.

Benefiting from its rail links to London Kings Cross (typical journey time of 50 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford - Milton Keynes M1 (Junction 13) dual carriageway. The A14 (A1/M1 link) has also significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping facilities with many national multiple retailers represented, including Boots, Waitrose, Dorothy Perkins, Fat Face, Edinburgh Woollen Mill, Marks & Spencer Simply Food and Argos. There are a range of interesting smaller retailers and Beales department store. St Neots also benefits from a six screen cinema (Cineworld) and numerous restaurants including Pizza Express, Prezzo and Frankie and Benny's.

The Property

Brook House is an impressive C16th Grade II* Listed Building located in St Neots Town Centre, a one minute walk from the High Street and Market Square. The building benefits from a particularly attractive outlook over an area of private garden and Hen Brook.

Benefitting from considerable character, the three storey property is of brick and tile construction. Internally, many of the rooms have wooden panelled walls and full height shuttered windows. Suspended ceilings with CAT II lighting serves some of the offices and heating is by way of a gas fired 'wet' radiator system. The property provides a total of fifteen rooms of varying proportions together with an impressive entrance hall and galleried staircase and also a basement area.

It should be noted that there are plans for the development of the land to the north and east of the property. Both developments are likely to be commenced in the foreseeable future. Each forms part of the proposed St Mary's Urban Village, a predominantly residential scheme of regeneration.

Services

Water, electricity, gas and telecom services are connected to the property. Drainage is to the mains sewers.

Basis of Disposal

The property is available either freehold or to let as a whole on a new full repairing and insuring lease on terms to be agreed.

Price/Rent

Guide Price - £715,000

Guide Rent - £50,000 per annum, exclusive.

Rates

The property is presently assessed as a series of small rooms. A re-assessment of the rateable value will be necessary in due course.

Schedule of Accommodation

Ground Floor

Room 1	29.48 sq m	317 sq ft
Room 2	19.80 sq m	213 sq ft
Room 3	37.75 sq m	406 sq ft
Room 4	18.60 sq m	200 sq ft
Entrance Hall	<u>18.12 sq m</u>	<u>195 sq ft</u>
Total Ground Floor	<u>123.75 sq m</u>	<u>1,331 sq ft</u>

First Floor

Room 5	22.33 sq m	240 sq ft
Room 6	25.22 sq m	271 sq ft
Room 7	21.51 sq m	231 sq ft
Room 8	20.59 sq m	221 sq ft
Room 9	13.40 sq m	144 sq ft
Room 10	<u>20.88 sq m</u>	<u>225 sq ft</u>
Total First Floor	<u>123.93 sq m</u>	<u>1,332 sq ft</u>

Second Floor

Room 11	21.63 sq m	233 sq ft
Room 12	19.26 sq m	207 sq ft
Room 13	20.55 sq m	221 sq ft
Room 14	18.27 sq m	197 sq ft
Room 15	<u>20.79 sq m</u>	<u>224 sq ft</u>
Total Second Floor	<u>100.50 sq m</u>	<u>1,082 sq ft</u>

TOTAL

348.18 sq m **3,745 sq ft**

+ Basement

15.90 sq m

171 sq ft

Car Parking

It should be noted that the car parking immediately to the rear of Brook House is owned with the building and will be sold or leased as part of the relevant transaction. The additional car parking area to the west of Brook House is owned by a third party, though the occupier of Brook House has a right to occupy this land for car parking. This is subject to the proviso that in the event that the owner of this land wishes to sell or redevelop the land, he may be able to do this and regain possession of the site subject to providing 10 alternative spaces within 200 metres of Brook House.

Conversion to Residential

Planning Permission and Listed Building Consent has been obtained for the conversion of Brook House to create five decent sized luxury apartments. A more recent planning application has been submitted in which the plans show the reconfiguration of the second floor space to create two apartments (one a studio) rather than a large penthouse unit. This application remains to be determined. For more information on the residential conversion opportunity, please request particulars Ref: C-770A-Res.

Viewing

By appointment through the Sole Agents Brown & Co Barfords:

Tim Davies

Tel: 01480 213811

Email: tim.davies@brown-co.com

EPC

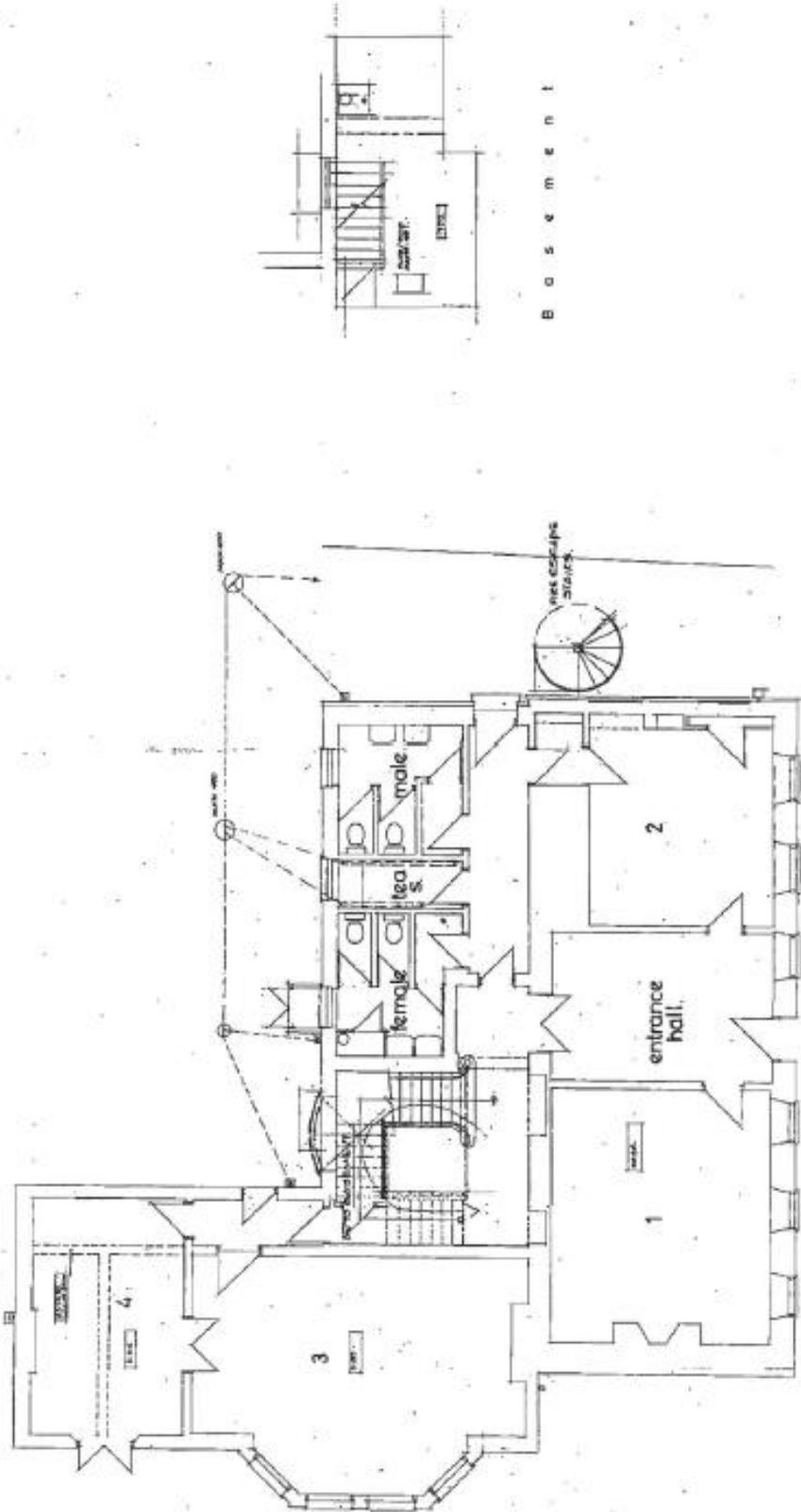
An Energy Performance Certificate is not required as the property is a Listed Building.



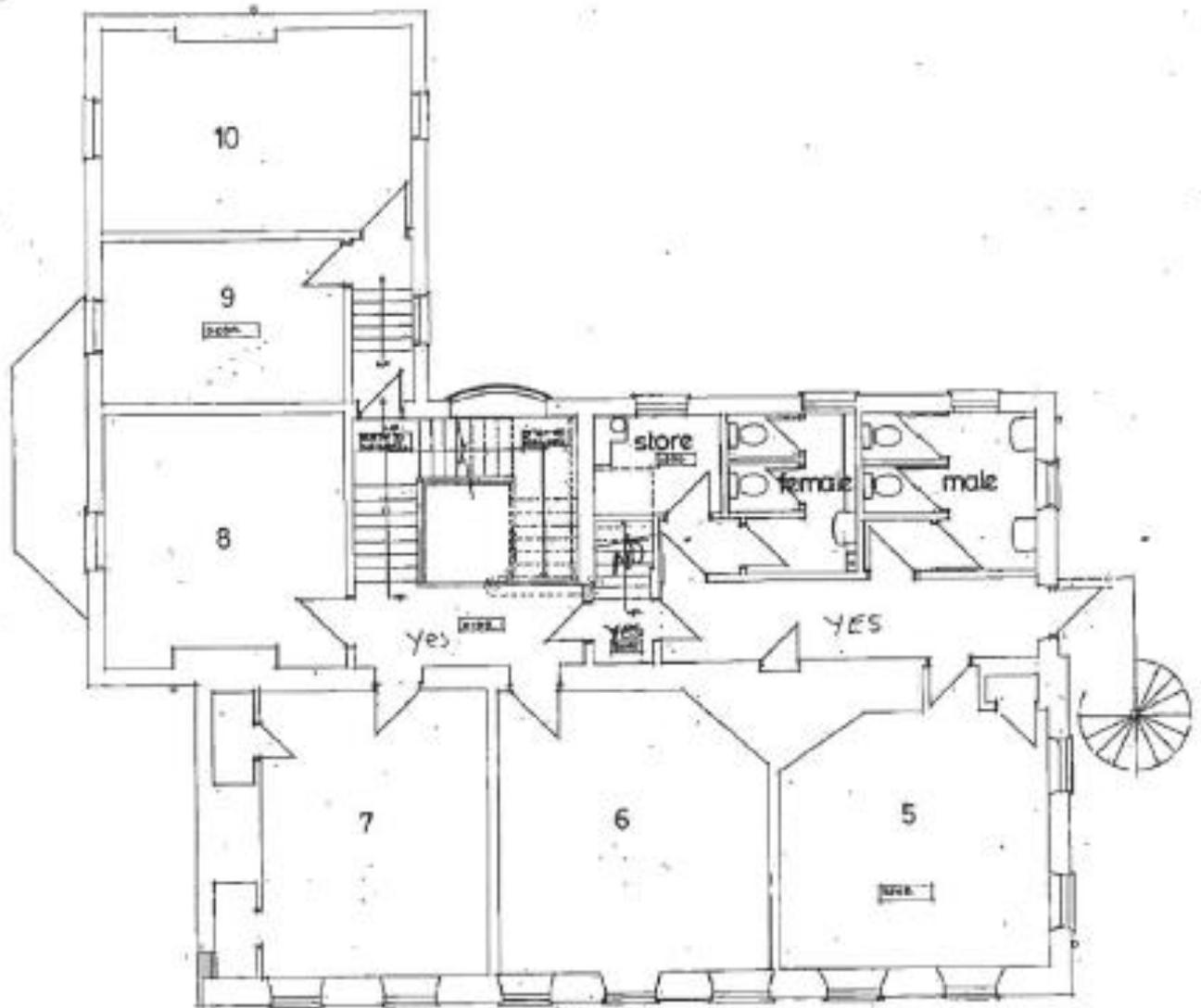
Brook Street



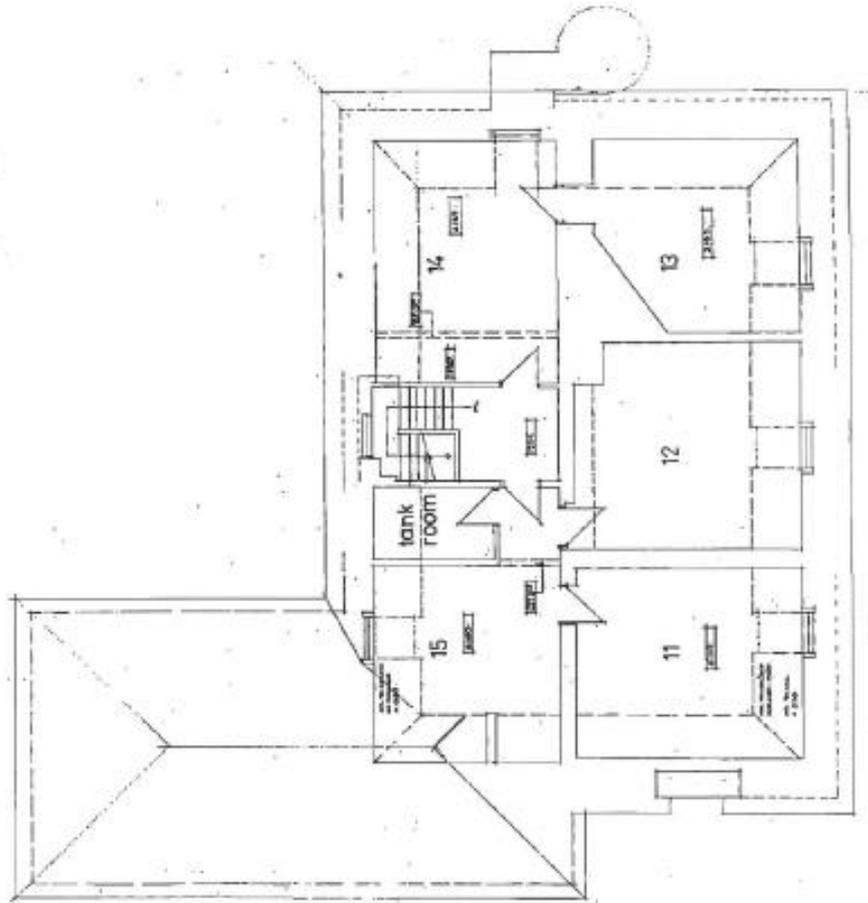
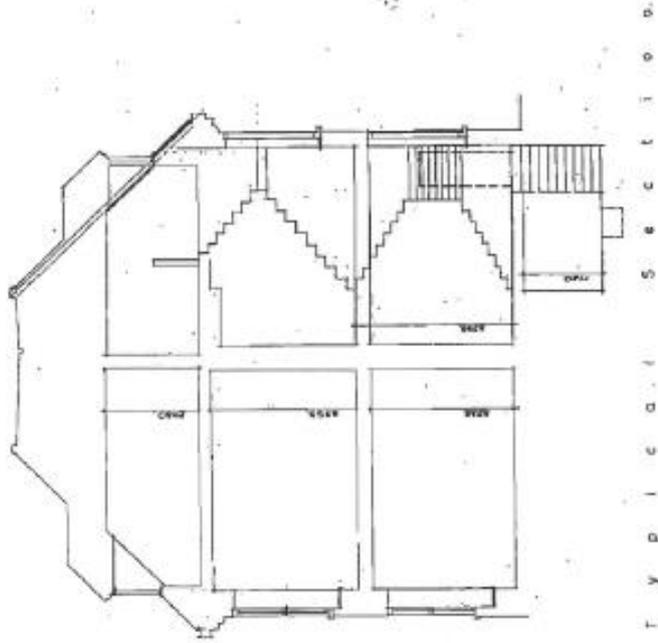
St Mary's Church



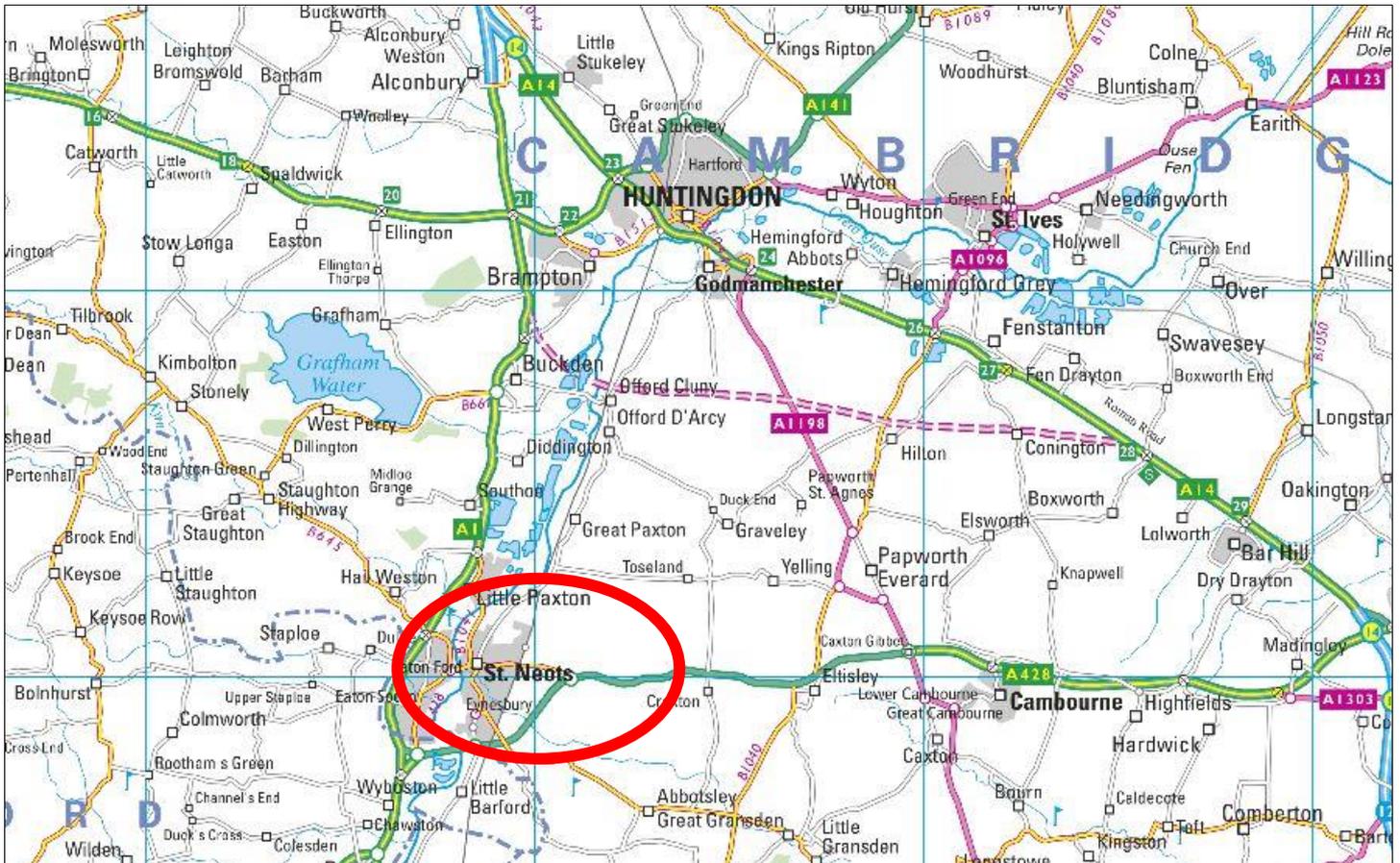
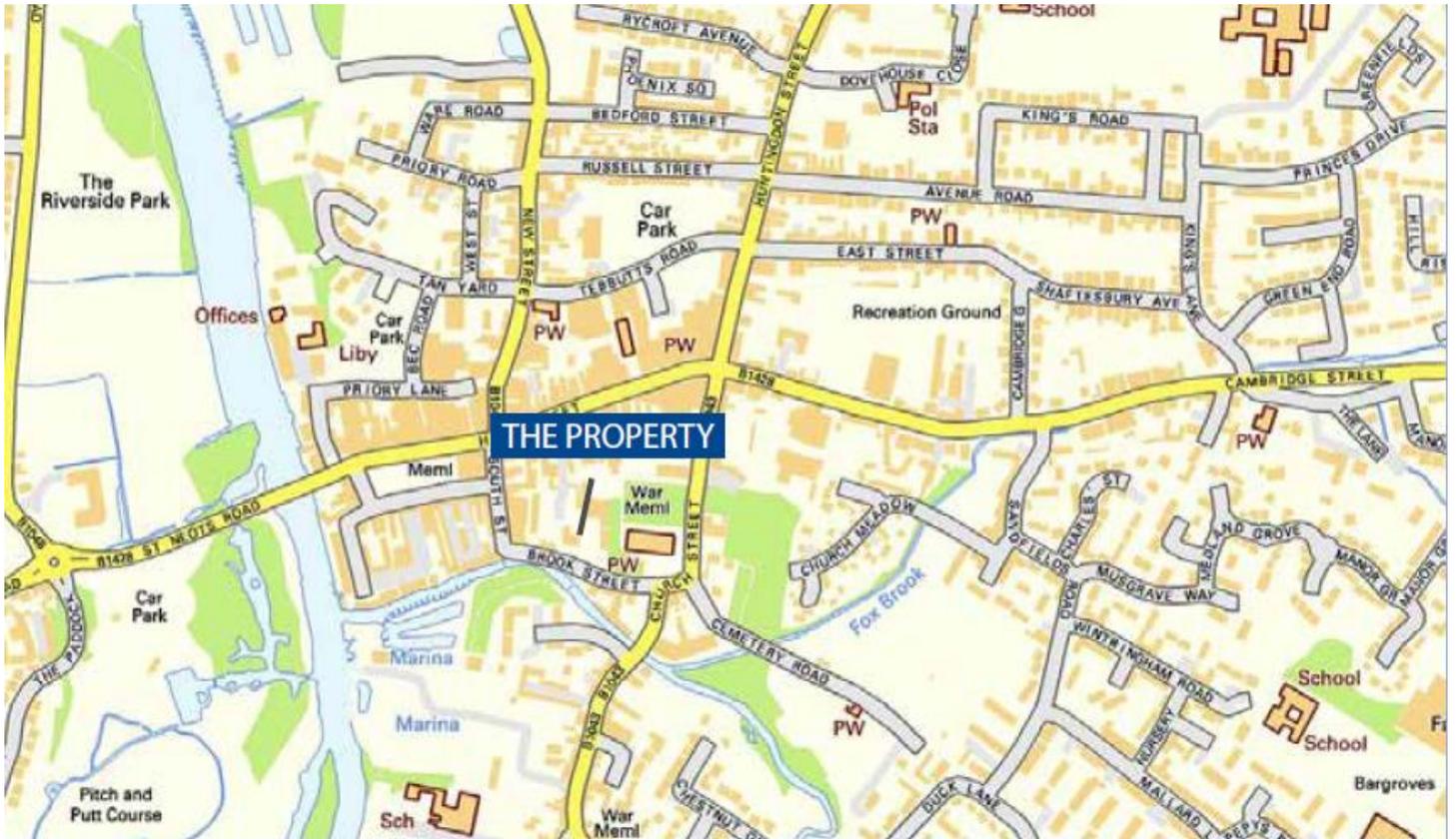
Ground Floor

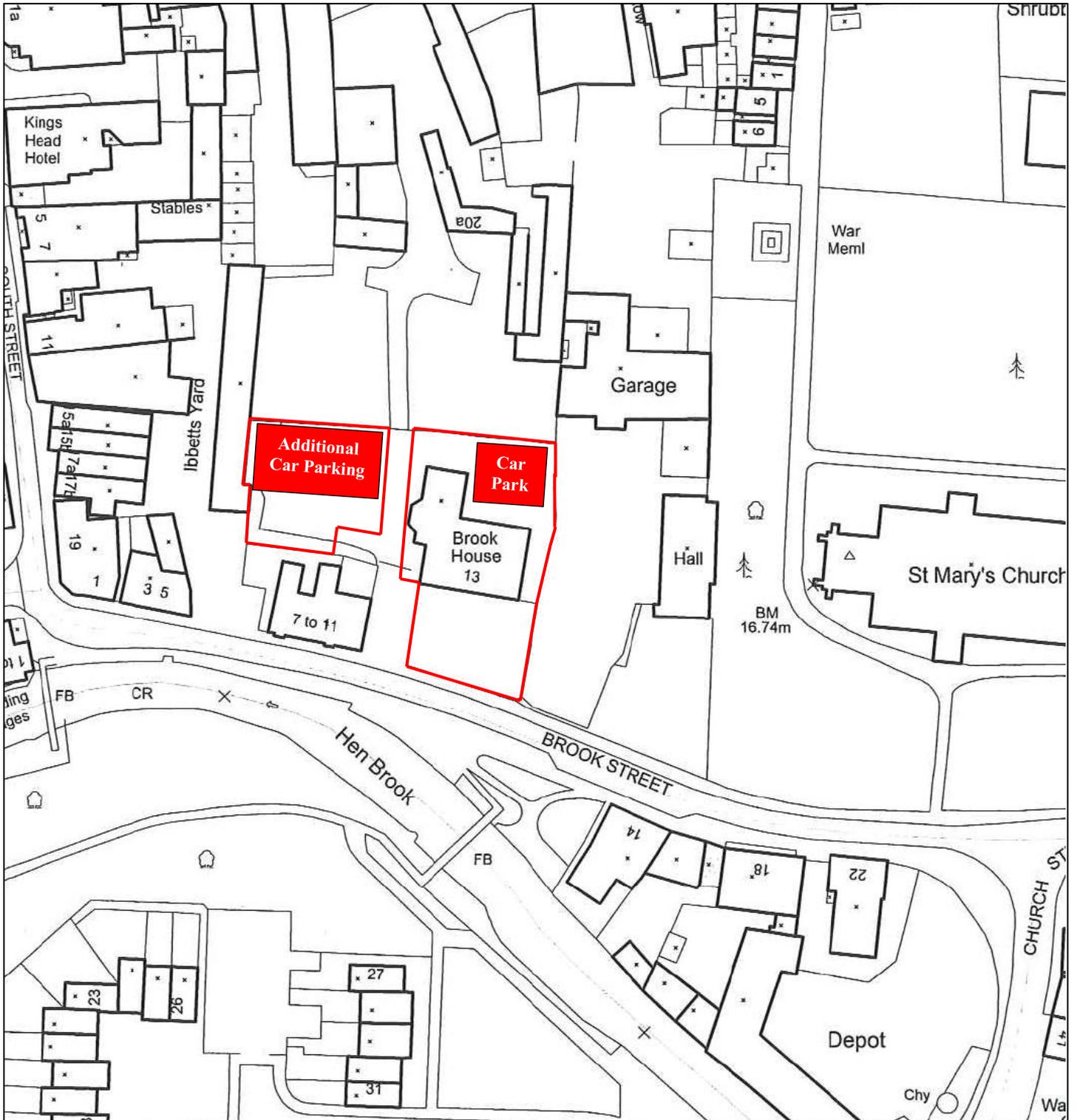


First Floor



Second Floor





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