



23 High Street, St Neots,  
Cambridgeshire, PE19 1BU



## Freehold Development & Investment Opportunity

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- Freehold Development and Investment Opportunity
  - Planning permission has been granted for the conversion of the property with extensions to provide 3 flats whilst retaining the ground floor barber shop
  - Proposed Residential GIA- 143m<sup>2</sup> / 1,539sqft
  - Existing Barbershop on the ground floor producing £18,643 per annum until 2028 (Rent Review in November 2024 linked to RPI)
  - Amenities closeby including Waitrose, Marks & Spencer, and St Neots Golf Club
  - St Neots station is a 4 minute drive away
  - Freehold
  - P.O.A
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# 23 High Street, St Neots, Cambridgeshire, PE19 1BU

## Description

The existing property is currently configured as a barbershop on the Ground Floor paying £18,643 per annum until 2028 and a vacant flat situated over the 1st and 2nd floor. Planning permission has been granted by Huntingdon District Council for the conversion and extension of the existing building to provide 2 x 1 bedroom flats and 1 x 2 bedroom flats whilst retaining the existing ground floor shop.

## Location

St Neots is a charming market town located in West Cambridgeshire. The existing building sits on St Neots High Street in the town center which provides immediate access to a range of restaurants and shops. The local schools include Riverside Meadows Academy (0.5 miles), Longsands Academy (0.7 miles), and Priory Junior School (0.9 miles).

## Proposed Residential Schedule

| Unit      | Type      | Beds  | GIA (m2) | GIA (ft2) |
|-----------|-----------|-------|----------|-----------|
| 1         | Apartment | 1 Bed | 47       | 505       |
| 2         | Apartment | 2 Bed | 47       | 505       |
| 3         | Apartment | 1 Bed | 49       | 527       |
| Total GIA |           |       | 143      | 1,539     |

## Transport

The nearest station is St Neots Station which is situated 1.1 miles away (4 minute drive) providing direct access to London Bridge. The site is well served with bus routes being just a 3 minute walk away, providing direct access into Cambridge City Centre on the 905 bus service.

## Planning Permission

22/02097/FUL – Planning Permission granted by Huntingdonshire District Council for the conversion of the ground and first floors and rear extension, erection of an additional storey above the rear extension internal alterations of the first and second floor to form 3 flats.

## Further Scope

There may also be scope for the potential development of the plot at the rear of the site. Subject to gaining the necessary consent.

## Site Plan



## Financial Contributions

We have been advised that CIL will be charged at approximately £3,897.

## Access

Available upon request.

## Tenure

Freehold.

## Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

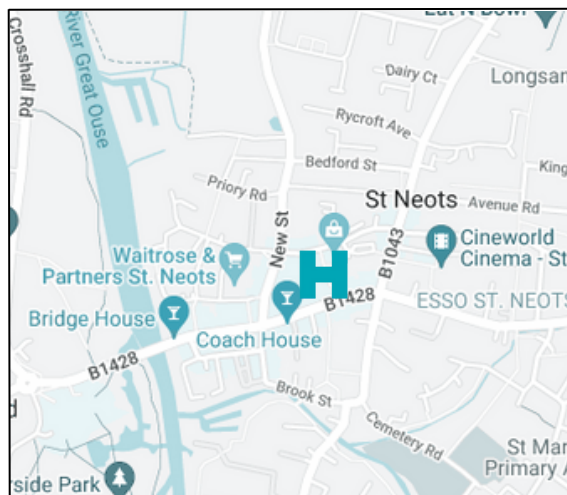
## VAT

We have been advised that VAT is not applicable.

## Terms

P.O.A

## Site Location



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