

# Great North Road

Little Paxton, St. Neots, PE19 6EN

**Freehold Commercial  
Investment with  
Planning Potential**

Offers in excess  
of £800,000



# Executive Summary



## PROPERTY TYPE

Commercial Investment



## TOTAL CURRENT INCOME:

£86,000



## SIZE

1 acre



## COMMERCIAL / RESIDENTIAL

Commercial



## CLOSEST TRAIN STATION

St Neots



Great North Road



Great  
North Road



## About Great North Road

Freehold commercial investment with development potential for sale. An opportunity to purchase a commercial investment property in Cambridgeshire at a 8.76% Net Yield.

The property is comprised of 17 individual commercial units which are currently fully let, and a car park. The site is located at Great North Road, Little Paxton, St. Neots, PE19 6EN and measures approximately 1 acre in size.

The property is fully tenanted generating a gross income of £86,016+VAT Per Annum and the tenants are responsible for Business Rates and Electric.

The landlord is responsible for water which is approximately £130 per quarter and therefore the net income after bills (rates, gas, water, electricity) is £85,496 per annum.

Subject to separate negotiation neighbouring properties may also be available for purchase.

Offers are invited in excess of £800,000 and viewing are by appointment only.



St. Neots Station

Southlake Waterpark

The Conservatory Village



Great North Road



**Great  
North Road**

## Location

The property is located in the charming village of Little Paxton in the county of Cambridgeshire. Little Paxton is known for its beautiful surroundings and offers a range of amenities, reputable schools and recreational facilities. The village is conveniently located near motorway connections, which provides easy access to various destinations such as London, Peterborough and Leeds via the A1(M).



**LOCAL AMENITY (CLOSEST)**  
Southlake Waterpark (0.4 Miles)



**TRAIN STATION (CLOSEST)**  
St. Neots Station



# Accommodation Schedule

UNIT	LEASE START	SIZE (SQM)	INCOME (ANNUAL)
Unit E Ibxex Camping	01.03.2007	25	£4,080.00
Unit C Claire Denton Beauty Therapist	01.09.2005	77.5	£11,400.00
Unit R and A The Kitchen Magician	01.02.08	119.5	£12,000.00
Unit Q Howsman Accountants	01.09.2010	77.5	£9,216.00
Unit B Love is Life	01.01.2023	30	£6,000.00
Unit M, Tim and Elaine Sandwich Bar	01.09.2011	22.5	£4,800.00
CB1 Michael Seaman	01.10.2018	18	£6,000.00
CB2 Dave Sheppy	01.11.2023	18	£4,200.00
CB3 & T Chris Mazura Care Services	01.07.2020	30	£5,760.00
CB4 Louise Stanley	01.09.2021	18	£4,800.00
Unit H Mark Bucknell	01.08.2022	37.5	£3,600.00
Unit L Rahi Hussain Barber	01.04.2020	16	£3,600.00
Unit W Jack's taxi's	01.04.2022	22.5	£3,000.00
Unit T Hayley	01.03.2024	11.8	£2,760.00
Unit N Laura Marten	01.03.2024	25	£4,800.00
<b>TOTAL</b>			<b>£86,016.00 + VAT</b>



## Further Information:

### TENANCIES:

Tenancy agreements available upon request.  
15 commercial tenancies - Annual leases with a  
2-month notice period after the initial 12 months.

### PROPOSAL:

Offers are encouraged in excess of £800,000

### VAT:

The property is elected for VAT

### VIEWINGS:

Viewings are by appointment only



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