

# SHOP AND PREMISES FOR SALE

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01480 451578**



**83 High Street, Ramsey,  
Cambridgeshire, PE26 1BZ**

**Price: £270,000**

**Size: 109.69 sq m (1,181 sq ft)**

- Prominent town centre location
- Character Grade II Listed building
- Double-fronted ground floor retail area
- Feature vaulted ceiling
- Suitable for residential conversion of the first floor (STP)

'Voted by the Estates Gazette Most Active Agent in the East of England 2014, 2015, 2016'



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## LOCATION

Ramsey is an historic market town situated 11 miles north of Huntingdon, 9 miles east of the A1 (via the B660) and 13 miles south-east of Peterborough. The town has an immediate residential population of some 9,000 people although also benefits from being a focal point for surrounding communities and villages.

83 High Street is prominently located close to the junction of the High Street and Great Whyte in the centre of Ramsey retail area, with numerous multiple and independent retailers in close proximity.

## DESCRIPTION

The property comprises an early 15th Century Grade II listed timber-framed building with accommodation over both ground and first floors. The ground floor comprises a main retail area with ancillary retail and stockroom areas to the rear and a separate WC. The first floor is accessed from the ground floor retail area and comprises a principle retail area with vaulted ceiling and feature windows and fireplace, with ancillary stockroom and changing rooms to the rear and a staff kitchen and a separate WC. Outside, there is a small courtyard with former outside WC facility.

## FLOOR/SITE AREAS

In total, the property comprises the following approximate accommodation:

GROUND FLOOR	sq m	sq ft
Front sales area	34.62	373
Secondary sales area	8.85	95
Therapy room/stockroom	10.18	110
WC		
FIRST FLOOR	sq m	sq ft
Front sales area	36.31	391
Stockroom/changing area	12.16	131
Stockroom cupboard	1.44	16
Kitchen	6.13	66
WC		

All measurements are approximate.

## PLANNING

The property has planning consent for A1 (retail) use however it has historically had a number of uses, including a café, and a restaurant, and accordingly may be suitable for A3 or A5 uses (subject to planning). Interested parties should make their own enquiries directly with the Planning Department.

## SERVICES

Mains electricity, water and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## BUSINESS RATES

From 1 April 2017 the rateable value is calculated to be £7,800. Because the rateable value falls below £15,000 there may be small business rates relief available to occupiers for the 2017/18 period. Interested parties are advised to make their own enquiries directly with the Local Council.

## PRICE

£270,000 exclusive.

## VAT

We understand that VAT will not be payable in respect of this property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

## EPC

An EPC is not required for this property due to its Grade II Listed status.

## VIEWING

Strictly by appointment with the sole agents:-

**Barker Storey Matthews**  
150 High Street, Huntingdon,  
Cambs PE29 3YH  
Contact: **Stephen Power**  
**srp@bsm.uk.com**

Ref: 7G515 171114

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

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**ORDNANCE SURVEY PLAN**

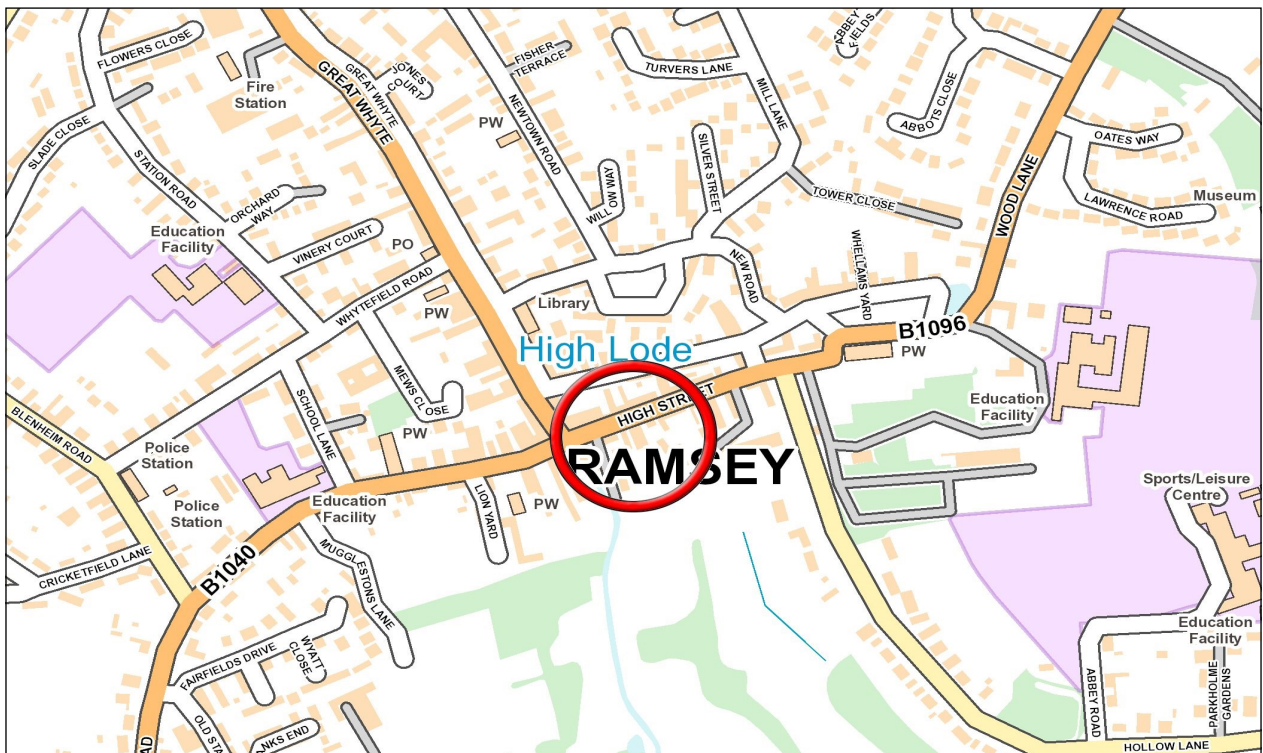
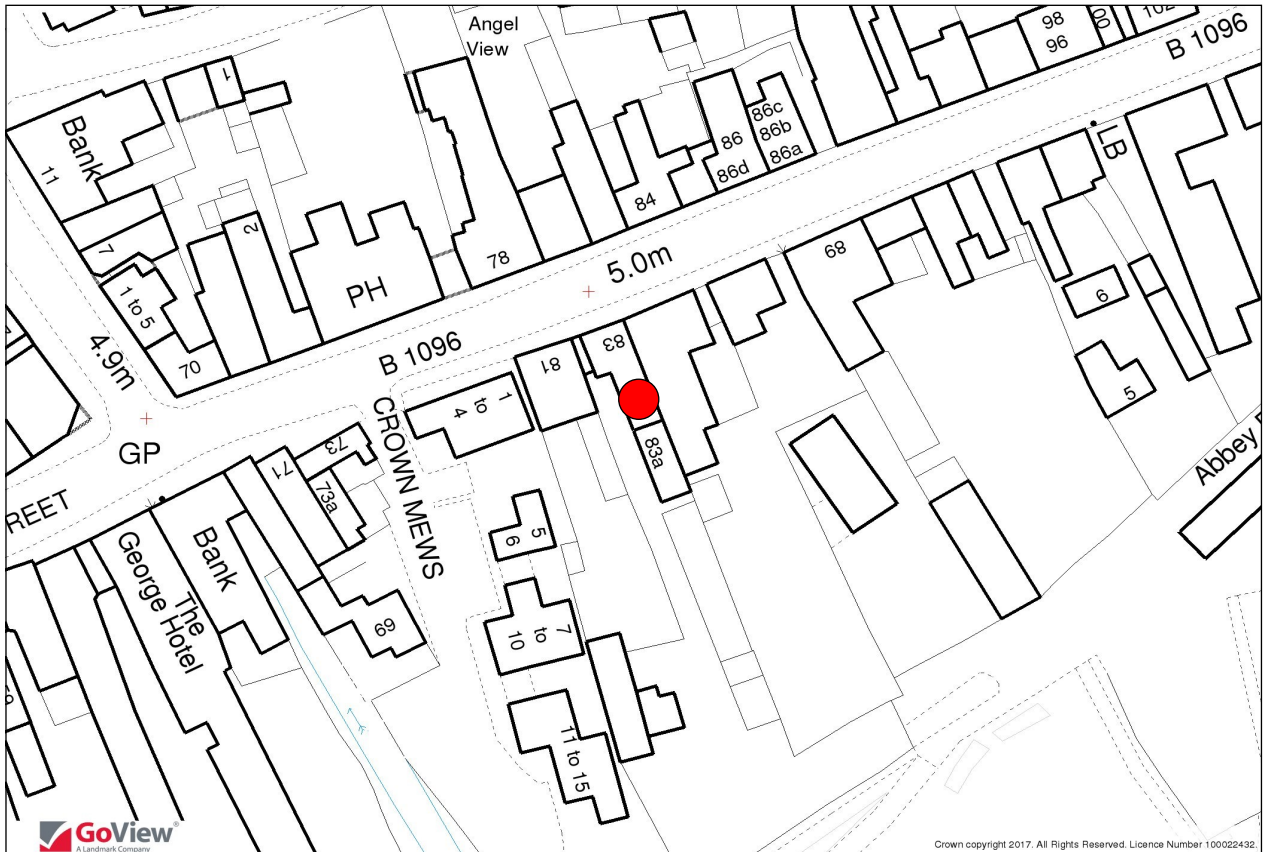
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