

FREEHOLD RESTAURANT FOR SALE

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01223 467155



**Cambridge Road (A10), Stretham,
Ely, Cambs, CB6 3LU**

Price on application

Size: 2,892 sq ft (269 sq m)

- Prominent detached building
- Restaurant and 2 bedroom flat
- Development potential STP
- 5 miles south of Ely
- Large car park
- 0.29 ha (0.72 acre) site

Voted by the Estates Gazette 'Most Active Agent in the East of England 2013 to 2017'



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LOCATION

The property occupies a prominent position on Cambridge Road (A10), approximately 1.5 miles south of Stretham, 5 miles south of Ely and five and a half miles north of Milton and J33 of the A14. The A14 provides good transport links to the A1, A11 and M11.

DESCRIPTION

Detached restaurant occupying a substantial plot totalling 0.29 hectares (0.72 acres). The property is split to provide an open plan restaurant on the ground floor and a two bedroom flat above, which is independently accessed via an external staircase from the rear. The restaurant benefits from air conditioning, walk-in refrigeration/freezer unit, kitchen, male, female and disabled WC's.

FLOOR AREA

Ground Floor (NIA): 209.69 sq m (2,257 sq ft)

First Floor (GIA): 59.01 sq m (635 sq ft)

Total: 268.70 sq m (2,892 sq ft)

All measurements are approximate.

SERVICES

The property has a private drainage system (septic tank). We understand water and electricity are available to the property. 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

The Rateable Value of the property is £14,500 and so it qualifies for small business rates relief. Because the RV falls between £12,001 and £14,999, we can confirm that there will be a saving in rates payable during 2018/19 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses rates will normally be charged at 48p in the pound. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

Awaiting the EPC.

PRICE

Price on application. The freehold is available with vacant possession.

VAT

We understand that VAT will not be charged on the price.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews
Pound Hill House Pound Hill,
Cambridge
CB3 0AE

Contact: **Laurence Gercke**

lg@bsm.uk.com

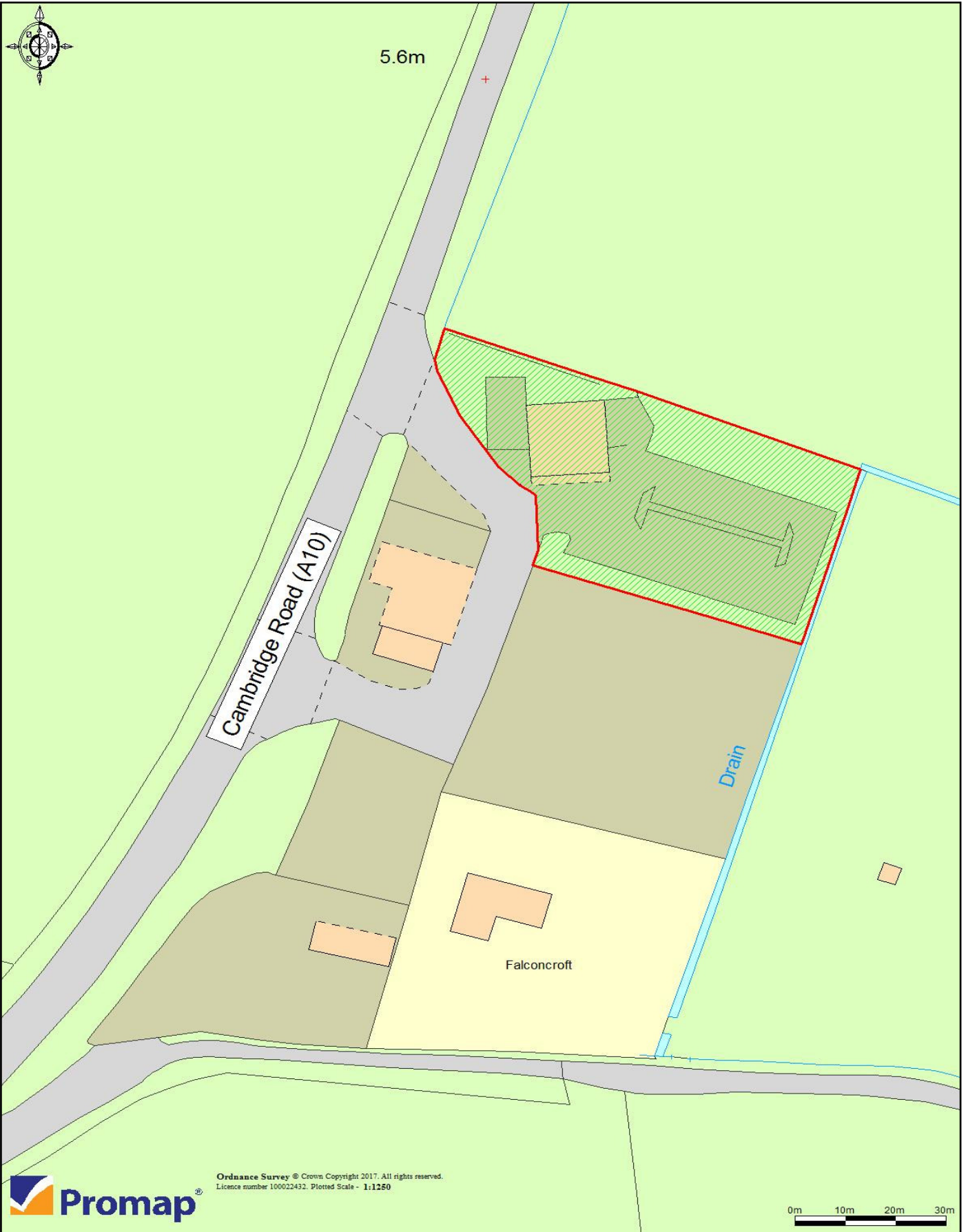
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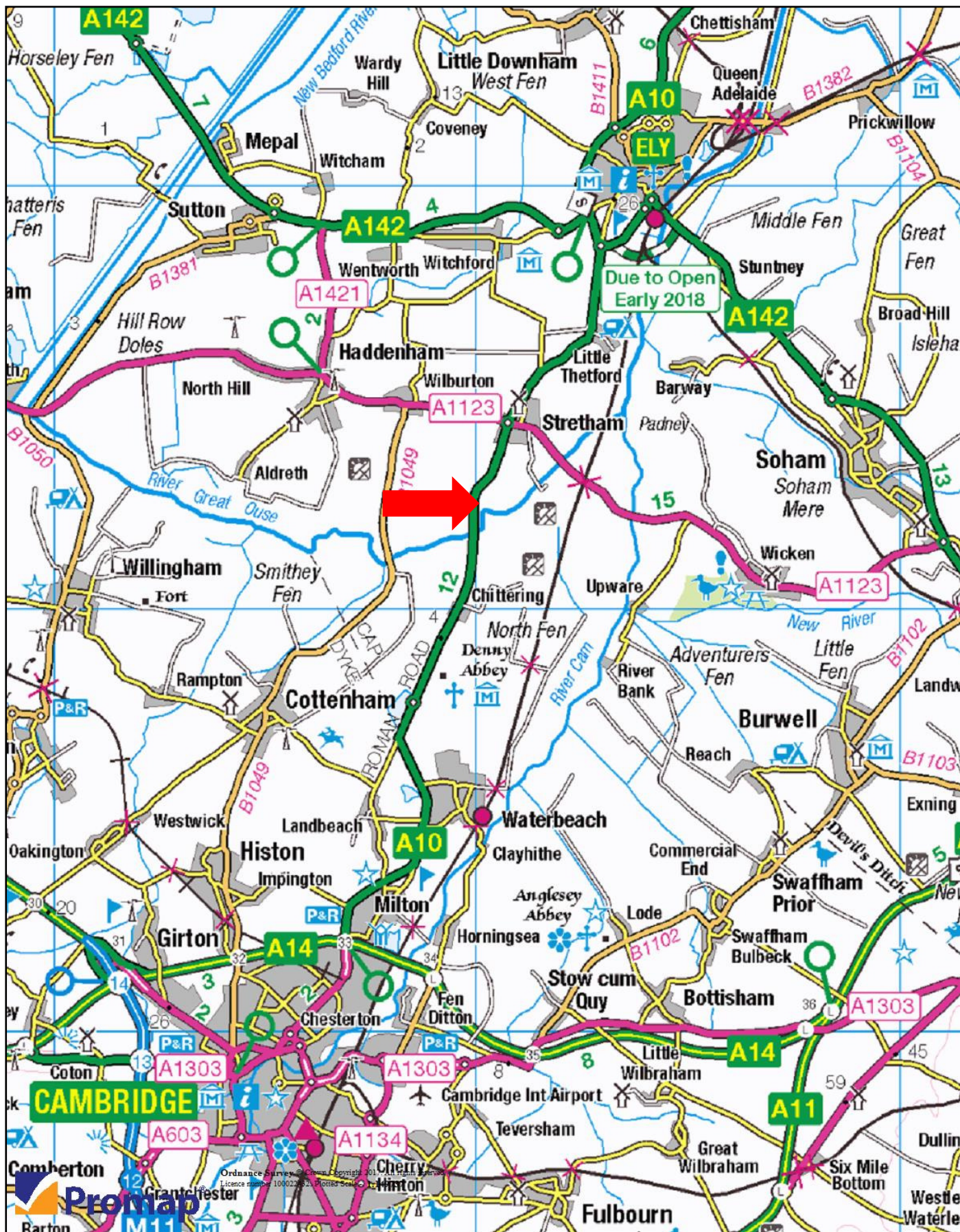
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ORDNANCE SURVEY PLAN

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