

## CITY CENTRE A1/A2 RETAIL SHOP & OFFICES FOR SALE FREEHOLD OR TO LET ON A NEW LEASE

\*\*\* BEST BIDS BY 12 NOON ON FRIDAY 2 FEBRUARY 2018 \*\*\*



### 27 Market Place, Ely Cambridgeshire CB7 4NP

- A rare opportunity to secure city centre premises in expanding City
- Close to the popular tourist attraction Ely Cathedral & public car parking
- Popular with national and private retailers
- Markets every Thursday, Saturday (incl monthly Farmers Market) and Sunday
- Well-maintained by the current owner, including newly refurbished roof
- Freehold for sale at offers in excess of £285,000
- Alternatively, to let on a new lease at £20,000 per annum exclusive

## 27 Market Place, Ely, Cambridgeshire CB7 4NP

### LOCATION

The historic City of Ely is located on the A10 and A142 approximately 14 miles north of Cambridge and has enjoyed considerable expansion in recent years to a current population now in excess of 20,000 and with further plans to continue to grow materially. The property is located overlooking the Market Place and near to Ely Cathedral, which is a major tourist attraction with the City attracting some 1 million tourists a year, while the district attracts some 3 million visitors (figures from Ely Tourist Office).

The High Street - Market Street - Market Place shopping centre of the city supports a popular mix of national multiples and private traders, with a nearby Waitrose supermarket also being close to this property.

Ely Station serves as a key regional rail hub, with regular services to major destinations including Leicester, Birmingham, Sheffield, Nottingham and Manchester via Peterborough, plus King's Lynn, Norwich, Bury St Edmunds, Cambridge, Stansted Airport and London. There is now a direct route to the Cambridge Science Park area, following the completion of the new North Cambridge Station.

### DESCRIPTION

The property comprises an individual building of brick construction under a pitched tiled roof providing ground floor retail/office space and rear stores, plus 3 offices, kitchen and lavatory on the first floor. The first floor overhangs an archway belonging to the adjacent property (29 Market Square) and there is a small rear enclosed garden/yard accessible through the rear of the property. It is all in good order and has been kept up to date. The roof was refurbished in mid-2017.

Amenities include painted plaster walls and ceilings, surface-mounted fluorescent lighting, electric convector heaters, carpet-tiled floors, double power points, computer cabling & fire alarm system.

### ACCOMMODATION

The property offers the following approximate areas and dimensions.

Ground floor internal frontage	8.39 m	(27'6")
Ground floor internal depth	3.69 m	(12'1")
Ground floor shop & side store	30.19 m <sup>2</sup>	(325 ft <sup>2</sup> )
Ground floor rear store	4.18 m <sup>2</sup>	(45 ft <sup>2</sup> )
First Floor - 3 offices	34.19 m <sup>2</sup>	(368 ft <sup>2</sup> )
First floor - kitchen	3.07 m <sup>2</sup>	(33 ft <sup>2</sup> )
<b>Total Net Internal Area</b>	<b>71.63 m<sup>2</sup></b>	<b>(771 ft<sup>2</sup>)</b>

### BUSINESS RATES

The Valuation Office Website states that the 2017 Rateable Value is £13,250, making normal estimated business rates payable of approximately £6,188 for the year from 1 April 2017, then subject to annual RPI increases. \*\*\* Occupiers qualifying for Small Business Rates Relief will pay reduced rates of £2,578.23 in the year from 1 April 2017 plus annual RPI increases under current government rating policies \*\*\*

### LEGAL COSTS

Each party to pay their own costs.

### PRICE

Offers in excess of £285,000 are invited for the freehold interest. Best bids to be submitted by 12 noon on Friday 2 February 2018.

### LEASE TERMS

Alternatively, the property is available to let at a rent of £20,000 per annum exclusive for a term of 6 or 9 years on full repairing and insuring terms (limited by way of a schedule of condition) with 3 yearly rent reviews or tenant break clauses.

### LEGAL COSTS

Each party to bear its own costs.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

### VIEWING & FURTHER INFORMATION

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Robinson Layer

11 Signet Court, Cambridge, CB5 8LA

Our Ref: MBR/3747/180119

### Energy Performance Certificate



Ely Weekly News  
27 Market Place  
Ely  
CB7 4NP

Certificate Reference Number:  
9090-4940-0352-7910-5030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



181 This is how energy efficient the building is.

Less energy efficient

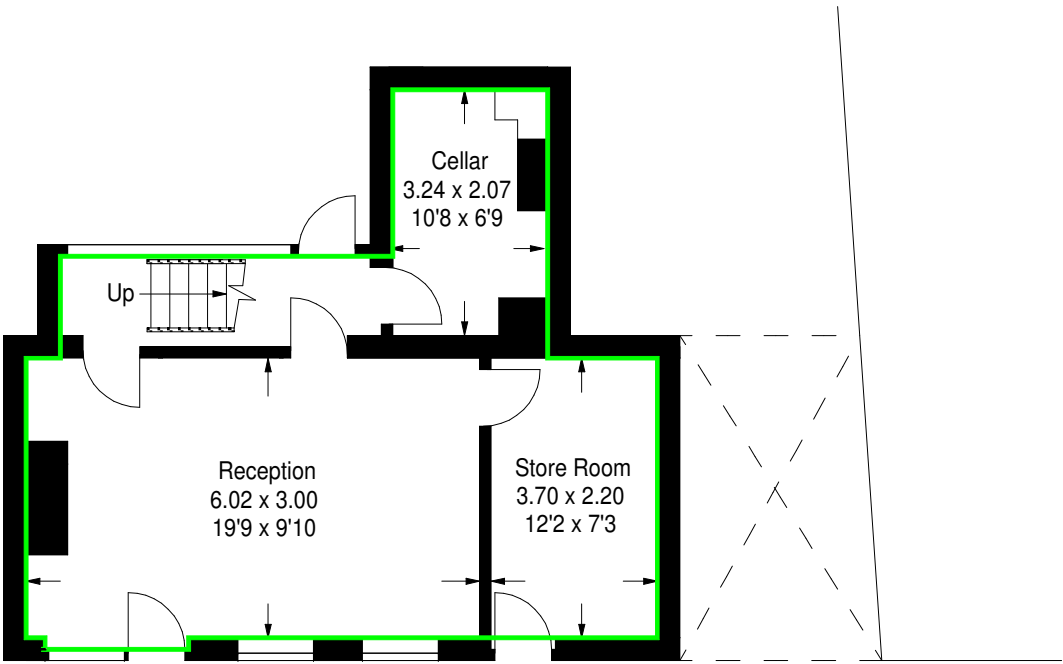
#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	99
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	127.43
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

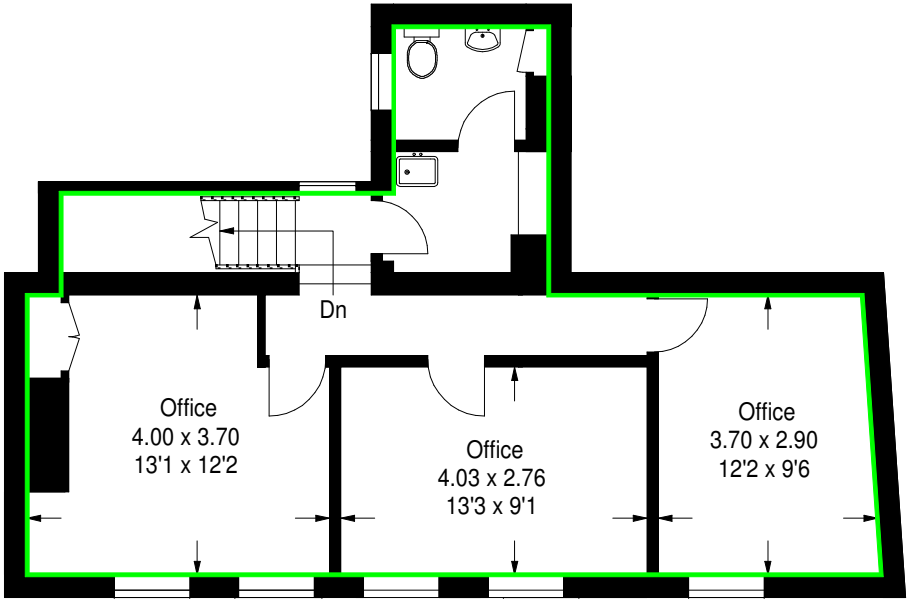
#### Benchmarks

Buildings similar to this one could have ratings as follows:

36	If newly built
95	If typical of the existing stock



Ground Floor



First Floor

Drawing Schedule	
G.I.A.	98.95 sq m / 1064.70 sq ft
N.I.A.	76.85 sq m / 827 sq ft

Project  
27 Market Place, Ely,  
Cambridgeshire, CB7 4NP

Scale	Sheet Size
1:100	A3

Floorplanz Job Ref. No  
102968

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