

TOWN CENTRE SHOP FOR SALE – NO VAT (with Vacant Possession)

**3 HIGH STREET,
ELY, CAMBRIDGESHIRE, CB7 4LJ**

LOCATION

Ely is an historic and fast expanding cathedral city, 14 miles north east of Cambridge, 30 miles south west of Peterborough and 80 miles north of London.

The property is situated on the High Street in the vicinity of a mixture of independent and national retailers including **EE, Caffé Nero, Vodafone, The Works** and **Lloyds Bank**.

ACCOMMODATION

The property provides accommodation on four floors with the following approximate areas:-

Ground Floor:

Sales	1,105 sq ft	102.6 sq m
Stock/Office	143 sq ft	13.2 sq m

First Floor:

Ancillary	842 sq ft	78.2 sq m
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Second Floor – Self-contained flat

2 bedrooms , lounge/kitchen and bathroom.

Basement

Storage	809 sq ft	75.1sq m
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There is pedestrian access to the rear of the property from Market Street.

TENURE

The property is offered for sale, freehold with vacant possession seeking offers in the region of **£400,000**.

VAT

The property is **not** elected for VAT. The sale will not be subject to VAT.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £27,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

February 2024

RETAIL



50 metres

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Experian Goad Plan Created: 22/02/2024

Created By: Francis Darrah

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