

RETAIL

To Let



14 Fore Hill, Ely, Cambridgeshire  
CB7 4AF



# 14 Fore Hill, Ely

Cambridgeshire, CB7 4AF



## Agreement

To Let



## Detail

Retail



## Rent

£18,000 pa



## Size

62 sq m (664 sq ft)



## Location

Ely, Cambridgeshire



## Property ID

**For Viewing & All Other Enquiries Please Contact:**



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Surveyor

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## Property

Good quality ground floor retail unit providing spacious accommodation with a WC at the rear. The property has potential for a variety of different uses subject to planning. The planning use for the property is Class E of the Planning Use Classes Order 2020.

**Hot food / takeaway users will not be suitable.**

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area      | m <sup>2</sup> | ft <sup>2</sup> |
|-----------|----------------|-----------------|
| Total NIA | 62             | 664             |

## Energy Performance Certificate

Rating: B(34)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business and Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** East Cambridgeshire Council  
**Description:** Shop and Premises  
**Rateable value:** £18,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£18,000 per annum exclusive**

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Ely is a popular and fast expanding city with a current population of over 20,000 and lies 15 miles north of Cambridge and 13 miles north of Newmarket. Ely is on the A10 Cambridge / Kings Lynn Road and within 13 miles of the major A14 dual carriageway. There is a main line railway station with services to Cambridge, Peterborough and London.

The property occupies a prominent position on Fore Hill, an extension of the High Street, and within easy walking distance of the city centre. Nearby occupiers include Cutlacks, Papa Johns and Pizza Express. The property is also within close proximity to the Fore Hill Car Park.





