

Town Centre Fully Fitted Restaurant - To Let / For Sale
12-14 High Street Ely Cambridgeshire CB7 4JZ



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Property Summary

- Approximately 96 Covers with 24 outside Seating on a balcony overlooking Ely Cathedral
- Attractive former banking premises
- Fully Fitted Restaurant comprising ground, first and second floors totalling 3,386 ft² / 314.54 m²
- Commencing rent of £60,000 per annum exclusive
- Alternatively, the ground floor (only), comprising 1,950 ft² / 181.15m², is available at a commencing rent of £45,000 per annum exclusive



Location

The attractive Cathedral City of Ely has a resident population of approximately 20,256 and is located some 14 miles north-east of Cambridge, 23 miles south-east of Peterborough and 28 miles south of King's Lynn. The city is dominated by a large Norman Cathedral which is a popular tourist attraction and in addition to its resident population, serves an extensive catchment in the surrounding rural area. Road communications are via the A10 (King's Lynn to Cambridge main road) which links with the M11 (Junction 14) via the A14 trunk road 10 miles to the south. Ely also benefits from direct rail links to Cambridge, London, Birmingham and Manchester.

Ely has experienced rapid growth in recent years, with development of new housing to the north and west, and new business parks near the station and at Lancaster Way.

Ely continues to be a focus for growth within the district with the north of Ely identified in the Ely Masterplan vision as being suitable for the development of 3,000 homes by 2031. There are further plans to regenerate the station and riverside area while also expanding the city centre.

Situation

The property is a former bank premises and is situated in a particularly prominent location on the High Street, having a frontage of 65 feet with views overlooking the Cathedral to the rear.

Nearby operators include the national multiples of **WAITROSE, CLINTONS, LLOYDS CHEMIST, NEW LOOK, LLOYDS BANK, BARCLAYS, GAILS and LOUNGERS**.

Ely already benefits from an established and popular retail and leisure offering with a wide range of national, regional and local restaurants, cocktail bars, pubs and shops. These include **POETS HOUSE, TA BOUCHE, THE LAMB, THE OLD FIRE ENGINE HOUSE, GRAND CENTRAL AMERICAN GRILL, LIBERTY BELLE, THE ROYAL STANDARD, PIZZA EXPRESS and WILDWOOD**.

In addition, the development of the Ely Leisure Village is underway which will bring a 6 screen Cineworld Cinema and restaurant units with occupants including Greene King, Frankie and Benny's and McDonalds.



Description

The property comprises a part period part modern brick building arranged under a tiled over ground, first and second floors, plus small basement.

Planning

The property is Grade II Listed and falls within the Ely Conservation Area.

Planning and listed building consent was granted on the 22 May 2006 for a change of use of the ground and upper floors to a Class A3 restaurant with ancillary areas and which include a new first floor external terrace.

Planning and Listed Building consent was granted on the 11th June 2025 for the Conversion of the first floor into 1 no. three-bedroom flat.

Planning and Listed Building consent was granted on the 10th July 2025 for the installation of a new shop front / door to the rear fronting the Cathedral. Plans and details to be provided upon request.

Accommodation

The approximate areas of the property are as follows: -

Ground Floor	1,950	ft ²	181.15	m ²
First Floor	925	ft ²	85.92	m ²
First Floor Terrace	357	ft ²	33.17	m ²
Second Floor	154	ft ²	14.30	m ²
TOTAL	3,386	ft²	314.54	m²

Rating Assessment

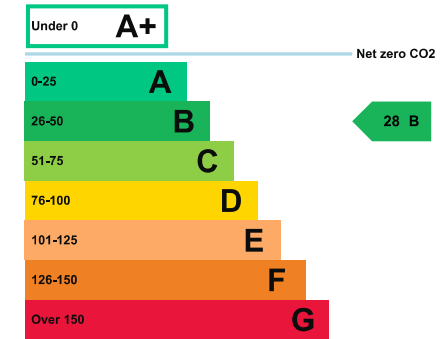
The Rateable Value in is £68,000.

Non-Domestic Rate Multiplier - 55.5p in the £.

The Uniform Business Rates payable for the year 2025/2026 is £37,740.

Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) (Reference: 6769-0298-6454-5153-8144) with an Energy Performance Rating of B:28. A copy of the EPC for the property can be provided upon request.

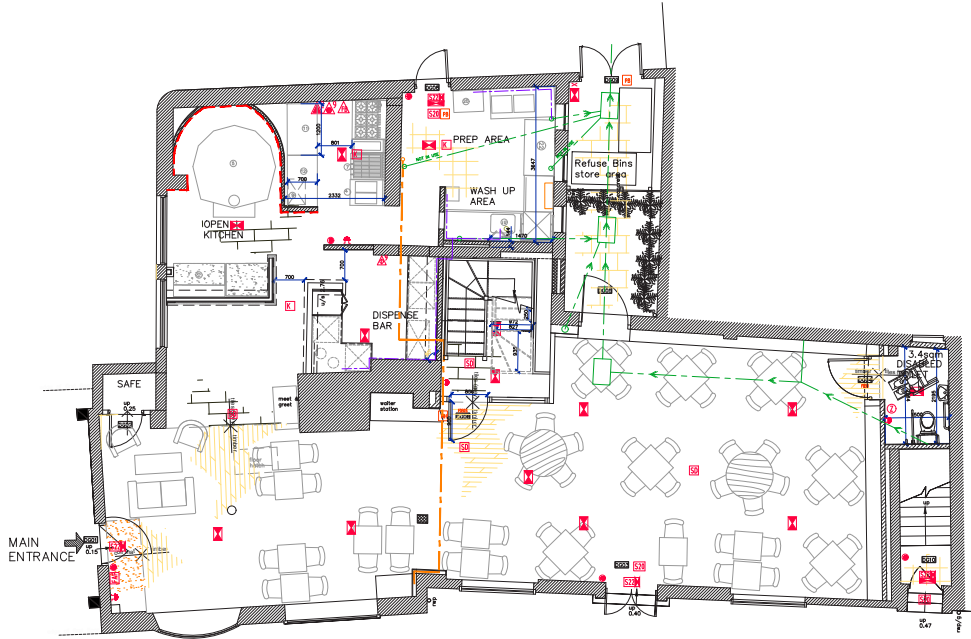


Licensing

We understand from East Cambridgeshire District Council Licence Register that the current Premises Licence (ref: 21/00102/LIQ_02) for the premises permits the following activities:

Opening Hours: Monday to Saturday 11:30am to 00:00am and Sunday 11.30pm to 23.30am

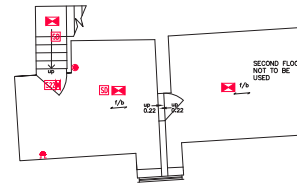
Sale of Alcohol (on premises): Monday to Sunday 1130am to 23:30am



Ground Floor Plan

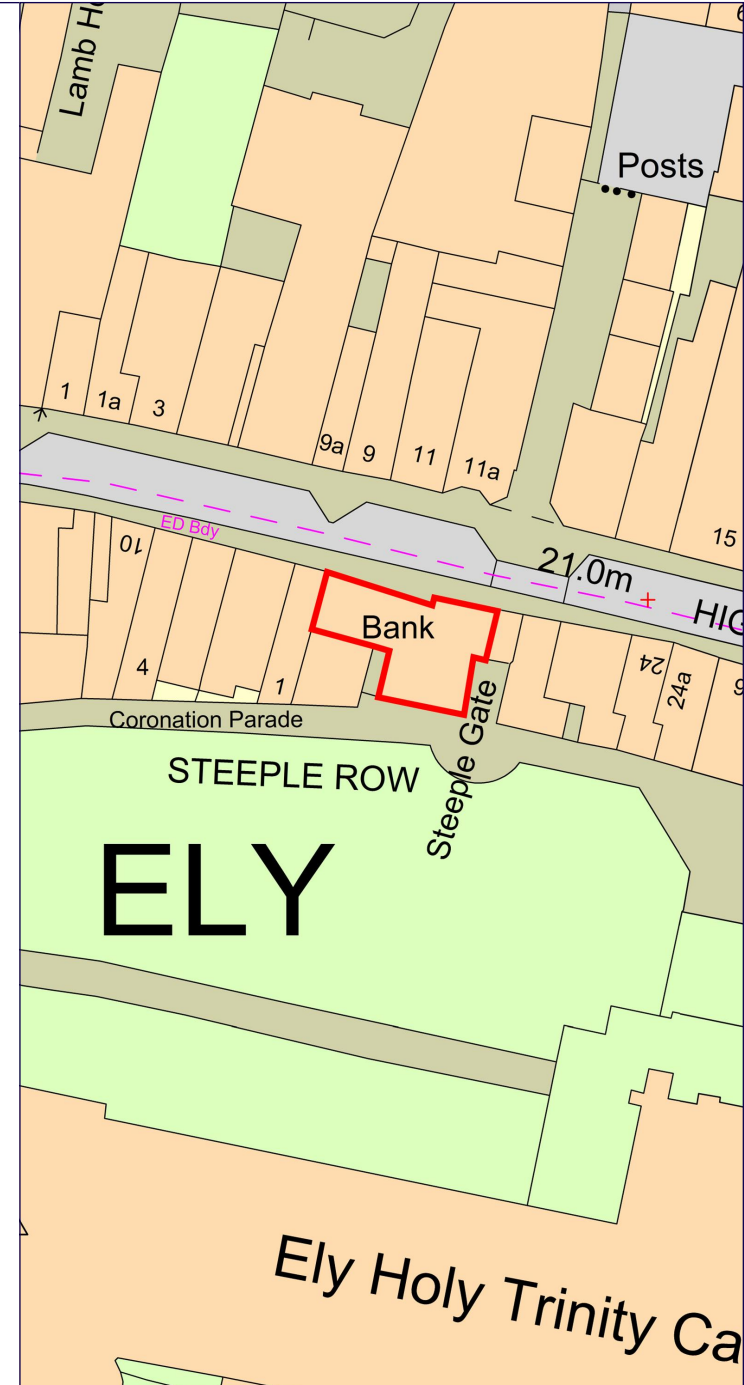


First Floor Plan



Second Floor Plan

Not to Scale





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Lease

The entire building is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£60,000 per annum exclusive of VAT in years 1 and 2, rising to £65,000 per annum exclusive from year 3.

Alternatively, the ground floor is available at a rent of £45,000 per annum exclusive of VAT in years 1 and 2, rising to £50,000 per annum exclusive from year 3.

Premium

A Premium of £20,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. initially £36,000).

Availability

Immediately on completion of the legal formalities.

Freehold Interest

The freehold interest is available at a price of £1.25 million subject to contract and VAT.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent or purchase price.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited
One Wellstones Watford WD17 2AE
Telephone: 01923 230414
Email: admin@warrantgroup.net

Estate Agents Act

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the freehold of the property.

Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful tenant or purchaser. In submitting an offer, the successful tenant or purchaser agrees to provide such information when terms are agreed.

November 2025

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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