

PROMINENT CORNER RETAIL UNIT

TO LET



16 Market Street, Ely, Cambridgeshire
CB7 4LS
811.1237015



16 MARKET STREET

ELY, CAMBRIDGESHIRE, CB7 4LS



Agreement

To Let



Detail

Retail



Rent

£40,000 pax plus VAT



Size

178.34 sq m (1,920 sq ft)



Location

Ely, CB7 4LS



Property ID

811.1237015

For Viewing & All Other Enquiries Please Contact:



Matthew Hunt

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Property

The property provides a former banking hall, situated on the corner of Market Street and Newnham Street within the city centre of Ely.

Internally the property is undergoing some refurbishment to provide an open plan retail area with rear staff room with fitted storage cupboards. There are separate male and female WC's.

Access is via a recessed entrance door to the front elevation with rear access also available. There is potential for two allocated parking spaces to the rear, by negotiation.

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 ²	ft ²
NIA	178.34	1,920
ITZA	107.10	1,153

Energy Performance Certificate

Rating: B (44)

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 B2, B8 and E(g) (iii) 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 District Council
Description: Bank and Premises
Rateable value: £34,500 (shown under CB7 4YY)
UBR: 0.546
Period: 2024-2025

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, upon terms to be agreed.

Rent

£40,000 per annum exclusive plus VAT.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

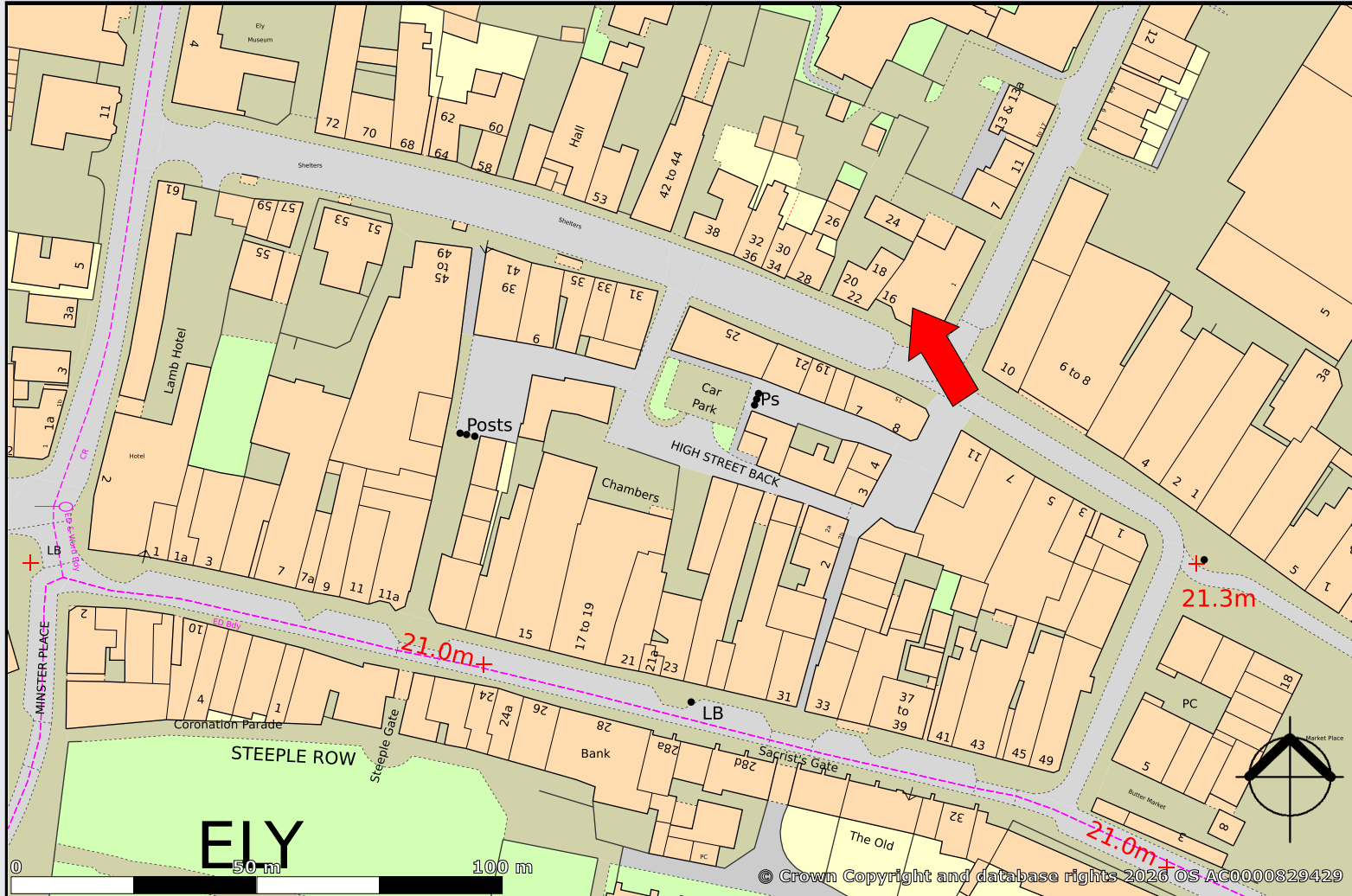
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.



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