



TO LET: COMMERCIAL PREMISES WITHIN CLASS E

Hall Farm
High Street
Teversham
Cambridge
CB1 9AP
What3words location songs.boil.teeth

159.32 sq m – 952.99 sq m
(1,715 sq ft – 10,258 sq ft)

- Short term leases considered
- Storage uses only
- Affordable quoting terms
- Available immediately
- Situated in close proximity to Cambridge City

Location

Teversham is a small village located around three miles east of Cambridge and around two miles north west of the village of Fulbourn. It has a population of around 3,000 and limited local amenities but is easily accessible to Cambridge and junction 35 of A14 is approx. 2 miles and the A11 approx. 5 miles.

The subject property is located on the north side of High Street with its own established access shared with PCML between no 5 and no 7 High Street, close to the centre of the village. It is bordered by agricultural land in production to the north and east, residential to the south with High Street beyond, and residential to the west.

Description

The property comprises four self contained units falling within Class E including a period style former granary, all of which have historically been used for agricultural purposes. The units can be let together or separately. There is a three phase power supply to the site and a shared yard area adjacent to the units.

Unit 1 (Former Grain store). Steel portal framed building with part metal and part mineral fibre clad elevations.

Unit 2 (former workshop). Concrete framed "Balsham Building" with part blockwork and part mineral fibre elevations. Fitted with LED lighting, perimeter trunking for power and airlines for compressed air and 3 phase power.

Unit 3 (former fertilizer store). Concrete framed "Balsham Building" with part blockwork and part mineral fibre cladding elevations. Fitted with Fluorescent lighting and 3 phase power.

Unit 4 (former granary). Substantial, probably Victorian character brick built granary with modern replacement metal clad roof and recently overlaid concrete floor. Characterful timbers to roof.

Accommodation

The various units comprise the following approximate gross internal areas:

	Sq M	Sq Ft
Unit 1 (Former Grain Store)	281.09	3,026
Unit 2 (Former Workshop)	159.32	1,715
Unit 3 (Former Fertilizer Store)	159.57	1,718
Unit 4 (Former Granary)	352.97	3,799
Total	952.99	10,258

Planning

Units 2 and 3 currently have planning consent for Class E usage as contained in permission 25/02007/PRIOR. Details available on South Cambs planning website.

Units 1 and 4 were last used for agricultural purposes and a planning application for Class E use has been submitted to South Cambridgeshire Council.

Uniform Business Rates

Each unit will require a ratings assessment.

Service Charge

An estate wide service charge will be levied by the landlord to cover the cost of communal area upkeep and services. Further information on request.

EPC

Units 2 and 3 each have an EPC rating of C. The Grain Store and The Old Granary require an assessment once planning consent is obtained for commercial uses.

Terms

The units are available singularly or jointly by way of a direct new lease. For more information, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport
Tel: 01223 271 974
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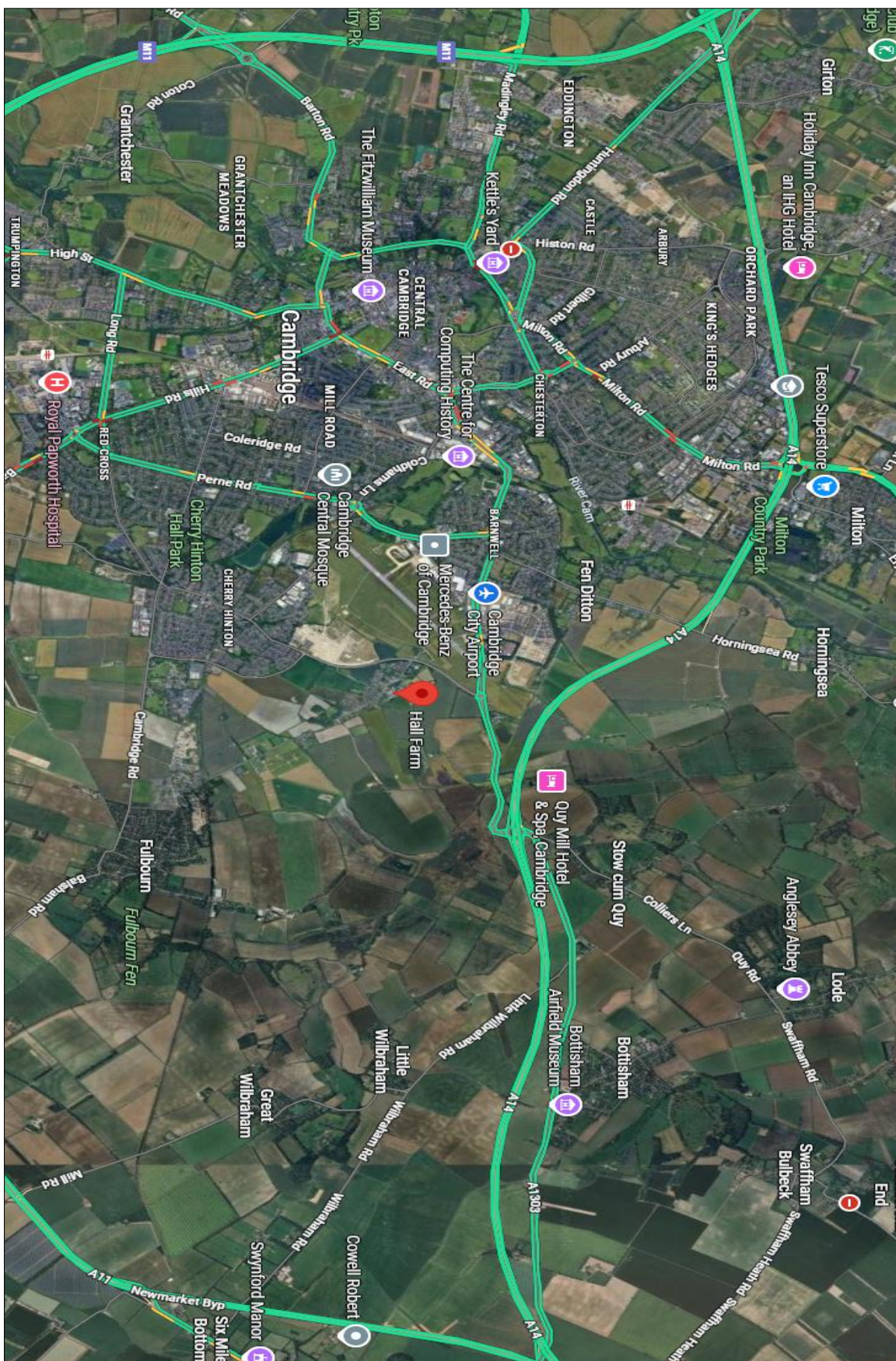


Image taken from Google Maps.

