



TO LET

59.17 sq m (636.97 sq ft)

The Old Clinic
Downham Road
Ely
Cambridgeshire
CB6 1AF

- Planning use class E
- Outside space
- Parking to front of unit
- Well located close to Ely City Centre
- Ground floor space

Location

The historic cathedral city of Ely lies around 17 miles north of Cambridge and 40 miles south east of Peterborough. The city is fast expanding with a resident population of approximately 20,500 and a district population of 80,000. By 2031 the population is set to reach 27,000 with the development of 3,000 new houses in the city.

Description

The site comprises of a ground floor unit with garden, accessed from Downham Road with parking at the front. There are approximately space for 3 cars.

The property is of brick construction under a tiled pitched roof.

Accommodation

The property comprises an approximate total gross internal floor area of:

Ground Floor	59.20 sq m (637 sq ft)
Garden	96.96 sq m (1,040 sq ft)

Planning

The property has been used as a nursery complying with Use Class E of the Town and Country Planning (Use Classes) Order 1987. Other uses complying with Use Class E of the above mentioned Order (amended 2020) will also be considered.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Department on 01353 616 209 to check whether their proposed use may be acceptable in planning terms.



Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £3,000.

Within the 2023 ratings list the property would benefit from full relief for eligible occupiers.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on (01954) 713113.

EPC

EPC to be assessed

Terms

The property is available by way of a new direct lease at a quoting rent of £12,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

Tel: 01223 869632

Email: freddie.wootton@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.