LOT
12

13-15 Newnham Street, Ely, Cambridgeshire, CB7 4PG

Guide Price*
£150,000-£175,000

- Ground floor retail unit
- Planning consent for a 2 bedroom flat.
- 2 Parking spaces
- Grade II Listed

Description

An excellent opportunity to purchase a ground floor retail unit with planning consent for change of use to a 2 bed flat. The Property is situated on Newnham Street in the centre of Ely.

The ground floor consists of a large open plan room to the front, with three smaller rooms and a WC to the rear. The property benefits from single phase electricity, mains water and sewerage. Internally, the unit presents well and has LED lighting throughout. To the rear of the property, there are two parking spaces.

The Property is currently occupied by Secret Beauty Lab on an informal arrangement. It is understood that the current tenant pays £13,200 per annum. The current tenancy can be ended with one months' notice, and therefore Vacant possession, can easily be obtained.

Accommodation:
The premises is comprised of the following approximate net internal area: 772 sq ft (71.72 sq m)

Energy Performance Certificate (EPC):
The property has an EPC Rating: C

Planning

Planning permission for change of use of the ground floor from Class E to Class C3 has been granted on the 7th July 2026.
Interested parties are recommended to refer to the legal pack and East Cambridgeshire District Councils Planning portal for further details.
The planning application reference number for Change of Use is 25/00830/FUL the reference number for Listed Buildings Consent is 25/00831/LBC.

VAT

No VAT is payable on the purchase price.







*For further details please see the Important Buyers Information on page 4

LOT
12

13-15 Newnham Street, Ely, Cambridgeshire, CB7 4PG (Continued)

Guide Price*
£150,000-£175,000

Location
Newnham Street is situated in just north of Ely city centre. Approximately a 5 minute walk to Market Steet and the High Street. Ely offers a wide range of shopping, leisure and local amenities, together with its renowned cathedral and historic city centre.

Auctioneers Note
The interest to be sold is the Long Leasehold interest, over the ground floor, which commenced on 24th June 2016 for 999 years, with 988 years unexpired. The Purchaser will also benefit from a 50% share interest of the building's Freehold. Please refer to the Legal Pack for further information.

Outgoings
According to the VOA website the property has a Rateable Value of £8,200. Therefore, Business Rates would not be payable.









TENURE 50% share interest of the Freehold Interest for the entire building & a 989 year Long Leasehold Interest over ground floor.

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Daniel Blake at Jury O'Shea, 7-9 Breams Building, London, EC4A 1DT

VIEWING Cheffins Commercial Department 01223 213666

*For further details please see the Important Buyers Information on page 4