



28 High Street, Soham, Ely, Cambs, CB7 5HD

Guide Price £65,000 – Leasehold.

Commercial shop/office premises situated on Soham's popular High Street and registered under Title number CB113994. The shop was a former Tattooist premises and currently comprises two rooms/offices, kitchen, and WC and offers approximately 450sq. foot of space. The current lease has 62 years to run but can be extended. Offers are invited.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

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Front Office. - 4.09m x 3.66m (13'5" x 12'0")

Window to the front aspect. Part glazed entrance door. Radiator. Meter cupboard and Fusebox. Spotlights. Display cabinets. Door to inner Hall.

Inner Hall - 2.9m x 0.94m (9'6" x 3'1")

Radiator. Ceiling light point. Door to back office. Multi-paned door to the kitchen.

Rear Office - 3.84m x 3m (12'7" plus bay x 9'10")

Radiator. Sash bay window to the rear aspect. Work surface with wash basin. Sink with mixer tap.

Kitchen - 2.29m x 2.18m (7'6" x 7'2")

Recess with shelving. Tiled floor. Radiator. Ceiling light point. Glow Worm gas fired boiler serving central heating and hot water. Cupboards at base level with roll top work surfaces over. Stainless steel sink with mixer tap. Window to the side aspect. Tiled splash areas. Opening to rear lobby

Rear Lobby - 1.88m x 0.86m (6'2" x 2'10")

Tiled floor. Access to roof space. Double glazed door to the rear aspect. Door to:

WC - 1.73m x 1.27m (5'8" x 4'2")

Low level WC. Wash basin. Tiled splash areas. Radiator. Ceiling light point. Tiled floor. Double glazed window to the rear aspect.

Notes

Lease is £370

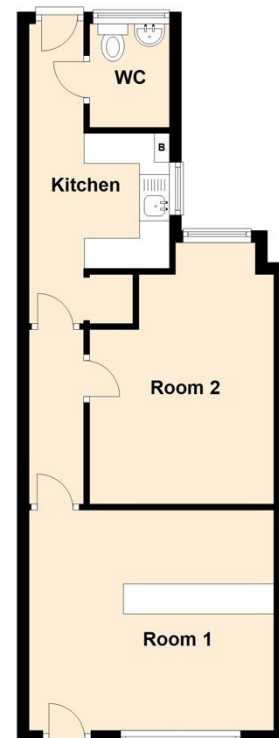
Lease expires 01/01/2087 (62 years)

Ground rent is £10

All main's Services

Available now - Vacant.

Local Council is East Cambridgeshire District Council



Total area: approx. 41.5 sq. metres (446.8 sq. feet)



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