

FOR SALE WITH VACANT POSSESSION

On instructions of
ATS Euromaster

11 Broad Street, Ely,
Cambridgeshire CB7 4AJ

- Freehold for sale with vacant possession.
- A prominent site with development potential for residential or other uses, subject to planning permission.
- Located on a residential street close to the city centre, with a public car park to the rear.
- Circa 0.072 hectares (0.178 acres).
- Surrounded by predominantly residential and retail uses.
- **Offers in excess of £380,000 excl. VAT invited on an unconditional basis**



Hartnell
Taylor Cook

SUBJECT TO CONTRACT

FOR SALE

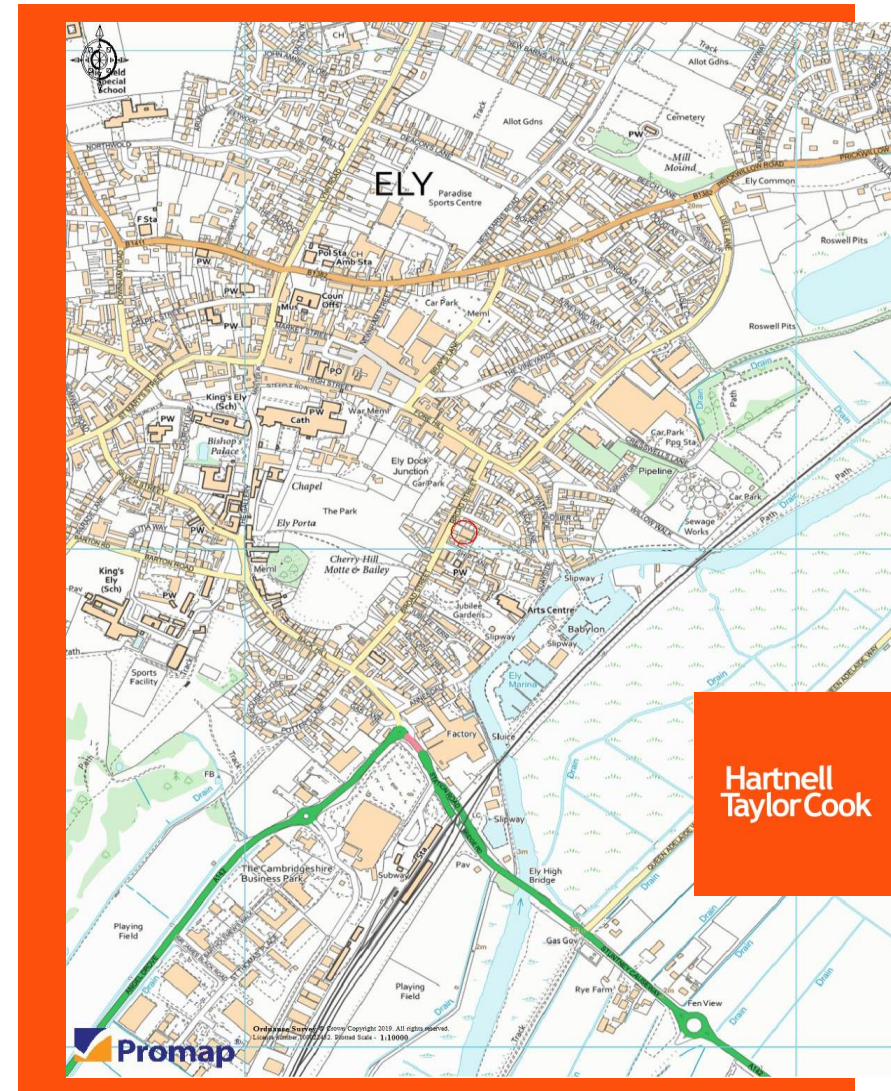
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Location

- Ely is a cathedral city in Cambridgeshire, approximately 14 miles north of Cambridge and 80 miles north of London. The city is well-connected by rail with regular services from Ely station to Cambridge, London King's Cross, and Norwich. The quickest journey time to London King's Cross is approximately 1 hour 10 minutes.
- The city has excellent road networks nearby including the A10, which provides direct access to Cambridge and the M11 motorway, and the A142 which links to the A14 and provides a direct route to Bury St Edmunds and the ports at Felixstowe and Harwich.
- The property is situated on a residential street close within walking distance of the city centre and has all public amenities close by. To the rear of the site is a well-used public car park with an access path running down the left flank of the premises.

Description

The property comprises a single-storey steel portal frame building with half-height brick/block cladding and half-height corrugated metal cladding. It has a pitched roof of flat panelled lined asbestos sheeting. There is a small rear brick-built storage building and mezzanine storage in the rear of the main building, and four parking spaces to the front.



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Accommodation

Reception/Staff/Office	353 sq ft	32.79 sq m
Workshop and Store	3431 sq ft	318.75 sq m
Rear Storage Building	827 sq ft	76.83 sq m
Total	4,611 sq ft	428.37 sq m

Total site area	0.178 acres	0.072 hectares
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Rates

Rateable Value:	£23,250
UBR:	49.9p
Rates Payable:	£11,602

All parties are encouraged to make their own enquiries with the local authority, transitional relief may apply.

Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

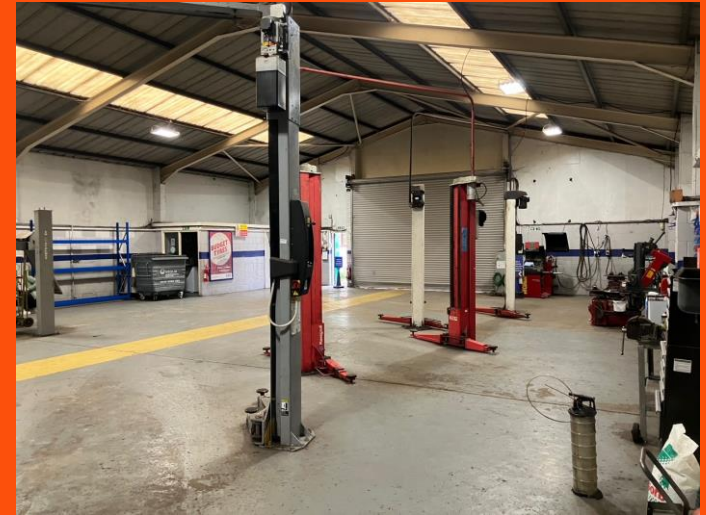
Price

Offers in excess of £380,000 (Three Hundred and Eighty Thousand Pounds) excl. VAT are sought on an unconditional basis, subject to contract.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- EPC Certificate
- Asbestos Survey



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Sale by Informal Tender

The property is being offered for sale by Informal Tender and offers will be sought on an unconditional basis. Proposals are to be in accordance with the bidding pro-forma which will be provided via HTC, the sole agents.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

Contact

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