

# 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

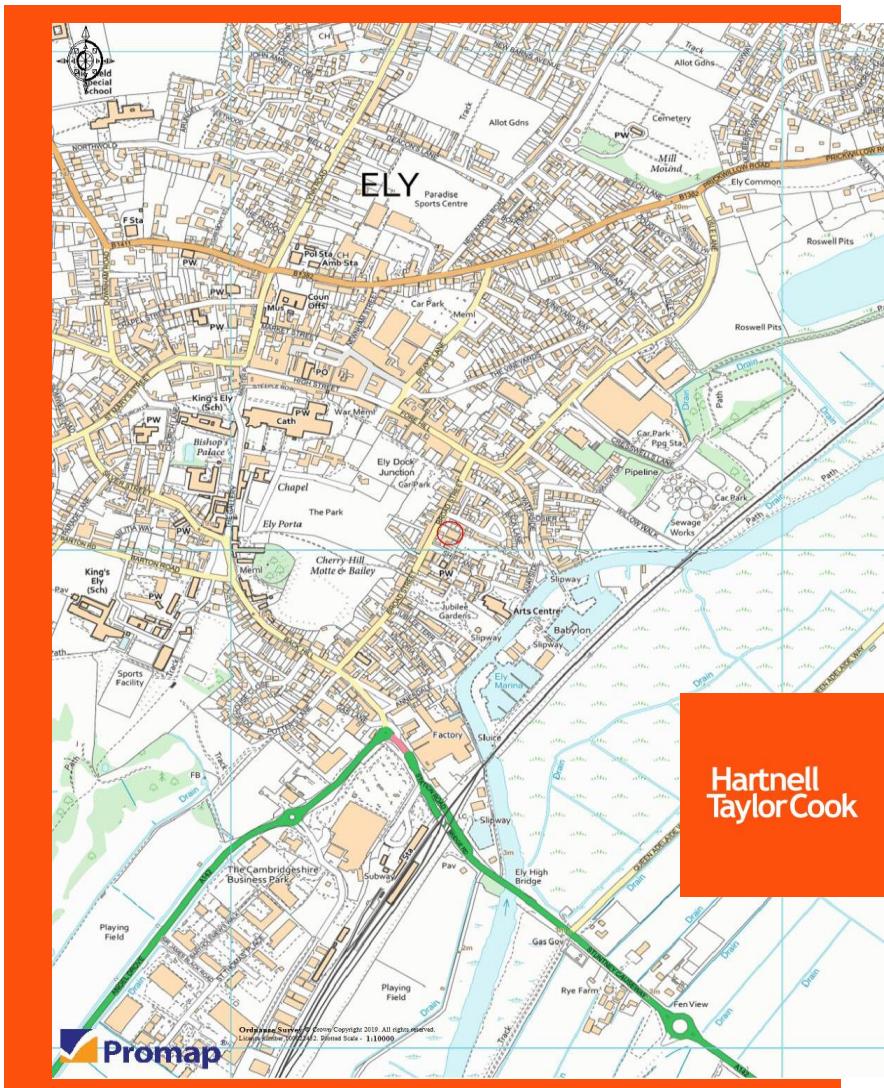
### 11 Broad Street, Ely, Cambridgeshire CB7 4AJ

#### 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.



## FOR SALE

### 11 Broad Street, Ely, Cambridgeshire CB7 4AJ

#### 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
<b>Total</b>	<b>4,611 sq ft</b>	<b>428.37 sq m</b>
Total site area	0.178 acres	0.072 hectares

#### 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.

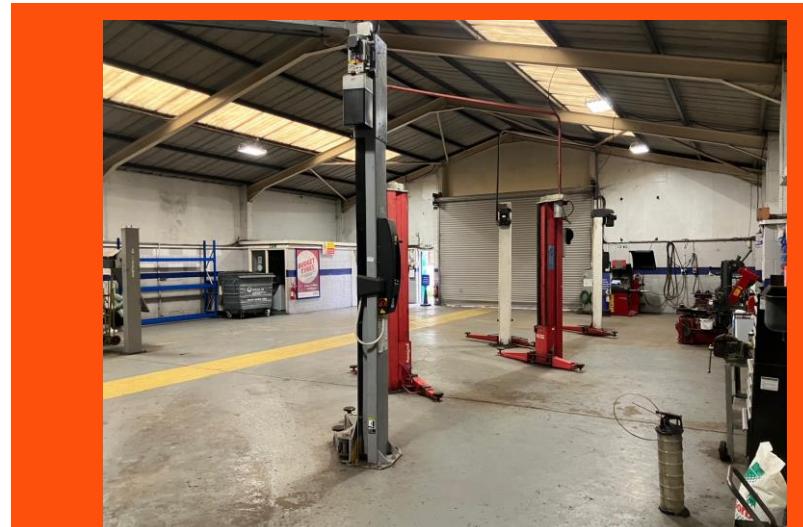
#### Price

**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



Hartnell  
Taylor Cook

## FOR SALE

11 Broad Street, Ely, Cambridgeshire CB7 4AJ

### 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

**Jonathan Moore**

Mobile: 07999 041 713

**Vic Perkins**

Mobile: 07435 949 560

**Rob Amey**

Mobile: 07801 415 642

Email: [Jonathan.Moore@htc.uk.com](mailto:Jonathan.Moore@htc.uk.com) Email: [Victoria.Perkins@htc.uk.com](mailto:Victoria.Perkins@htc.uk.com) Email: [Rob.Amey@htc.uk.com](mailto:Rob.Amey@htc.uk.com)

### SUBJECT TO CONTRACT

Date of Production July 2024

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance

