

Business / Workshop Unit - For Sale

4 Broads Road Business Park, Burwell, Cambridge, Cambridgeshire, CB25 0BT

Merrifields



Size: 1,365 Sq Ft

Workshop Unit located in Burwell


Workshop or storage unit


5 allocated parking spaces

Suitable for storage, workshop and other uses STPP

Available For Sale freehold

 01284 700 700

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 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

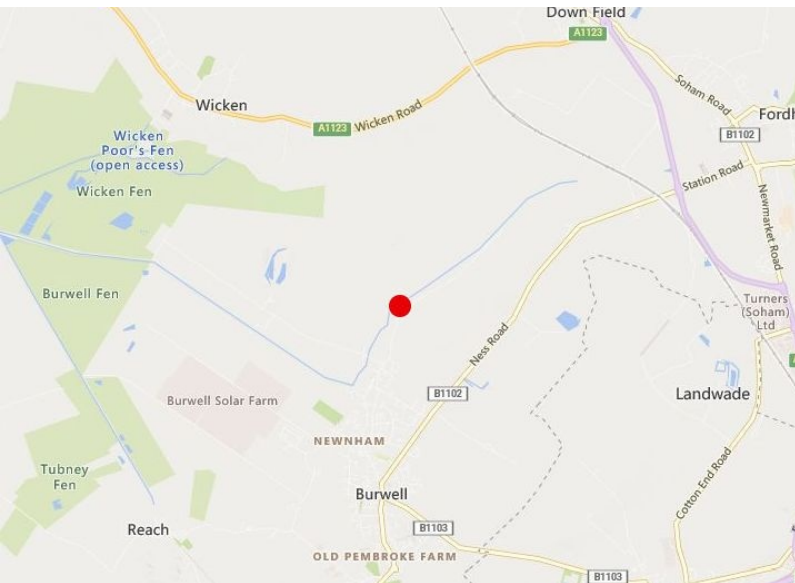
Description

Business Unit located on Broads Road Business Park in Burwell. The unit is within 4 miles of the A142 road between Newmarket and Ely. The unit consists of an open plan workshop / storage area on the Ground Floor with a WC and kitchenette and a First Floor storage and workshop area. Externally there is a loading area and 5 allocated parking spaces.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	1,365 Sq Ft	126.81 Sq M
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Availability

The property is available FOR SALE freehold immediately

Price

Guide Price £170,000 exclusive

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £8,000 (2023).
Small business rates relief may be available.

Service Charge

The purchaser will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are suitable for workshop, storage and other Business Services uses within a B2, B8 and E use class STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is E (124).

Viewing & Further Information

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REF: A0768 / 18.12.24

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