

Town Centre Shop - TO LET

33 High Street, Soham, Ely, Cambridgeshire, CB7 5HA

Merrifields



Size: 772 Sq Ft

Attractive shop on Soham High Street

Open plan retail area

Rear WC, stores and Kitchen

Suitable for Retail, Cafe and other Business Service
Uses STPP

Available To Let on terms to be agreed

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

Retail unit located on Soham High Street. The shop has an attractive shop front onto the main High Street.

The unit has an open plan retail area with rear storage, a WC and kitchen. The specification includes a suspended ceiling with inset lighting, air conditioning and large display windows.

The shop is suitable for retail, café and other business services uses STPP.

Accommodation

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

Total	772 Sq Ft	71.72 Sq M
-------	-----------	------------

Availability

The property is available TO LET immediately on terms to be agreed

Rent

£14,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £8,200 (2023).
Small business rates relief may be available.

Service Charge

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

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as a retail shop. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

The EPC rating is C (61).

Viewing & Further Information

Mark Kohler

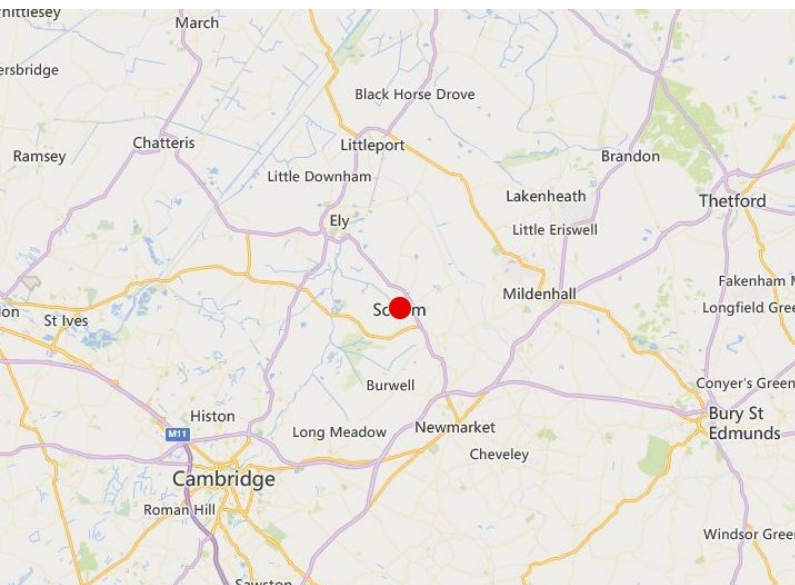
01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk



REF: A000800 / 09.04.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.