

Lot 41, 18 Churchgate Street, Soham, Near Ely,

Cambridgeshire CB7 5DS

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Freehold Restaurant and Vacant Workshop and Self Contained Residential Uppers Parts
- Restaurant Let Until 2028 (no breaks)
- Busy Town Centre Location
- Nearby occupiers include Dominos, Co-Op and a mix of local retailers and restaurants.

Lot

41

Auction

22nd September 2022

Rent

£18,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

4 miles south of Ely, 14 miles north-east of Cambridge, 28 miles south of Kings Lynn

Roads

A10, A14, A11

Rail

Ely Railway Station

Air

London Stansted Airport

Situation

The property is situated on the east of Churchgate Street in the heart of Soham town centre. Nearby occupiers include Dominos, Co-Op and a mix of local retailers and restaurants.

Tenure

Freehold.

Description

The property comprises a ground floor restaurant with self contained residential flat on the first floor. The property benefits from single storey workshop to the rear with vacant possession.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground First	Restaurant Self Contained Flat	169.68 Not Measured	(1,826) -	INDIVIDUAL t/a Ali Taj	10 years from 01/08/2018	£18,000	01/08/2023 (01/08/2028)
Ground	Workshop	145.07	(1,561)	VACANT POSSESSION			
Total Approximate Commercial Floor Area		314.75	(3,387)			£18,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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September 2020