



12-14 High Street and 2 & 2A Brook Dam Lane, Soham

**CHEFFINS**



# High Street

Soham,  
CB7 5HD

- Investment Opportunity
- Significant Asset Management Opportunities
- Development Potential STC
- Current Rental Income £17,544 p.a.
- Town Centre Location

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

8 3 2

**Guide Price: £470,000**





Centrally positioned in Soham town centre is this prominent large detached mixed use property fronting the High Street and Brook Dam Lane.

The property is of a traditional brick construction under a grey slate roof and comprises 14-16 High Street which is a ground floor restaurant with rooms above, 2 Brook Dam Lane which is a 3-bedroom house and 2A Brook Dam Lane which is a 1 bedroom suite, together with off street parking and enclosed yard.

With refurbishment and reconfiguration the property offers scope to extend the available residential accommodation and to increase income potential STC.



## 12-14 High Street

Occupying a corner position with frontage to High Street and Brook Dam Lane is this restaurant premises with rooms above offering scope for conversion to residential use STC.

### Restaurant

Comprising a commercial kitchen, bar, restaurant for 48 covers, cloak room, W.C.'s and a storage room / prep area.

### First Floor – Rooms

A staircase from the restaurant kitchen leads to the first floor where there is a large landing area with 4 good sized rooms, bathroom and loft access.

The rooms are currently not utilised but offer scope for refurbishment and conversion to residential use subject to necessary consents and approvals.

## 2 Brook Dam Lane

A 3-bedroom semi-detached house fronting Brook Dam Lane, Soham.

The accommodation comprises:

Ground Floor – Entrance Hall, Kitchen, Living Room, Storage Room, W.C.

First Floor – 3no. Bedrooms, Bathroom and Landing

## 2A Brook Dam Lane

Situated behind 2 Brook Dam Lane is this 1-bedroom suite accessed via enclosed courtyard.

The accommodation comprises:

Ground Floor– Kitchen, Living Room, W.C. and Shower

First Floor– Bedroom with loft access

### Yard

To the rear of the building is a concrete paved yard with a brick storage building.

### Car Parking

Adjacent to the building is parking spaces for 2 vehicles with a further car parking space beyond.

### Energy Performance Certificates

12-14 High Street (Commercial) – C (67)

2 Brook Dam Lane – C (70)

2A Brook Dam Lane – E (52)

### Tax Bands

12-14 High Street – D

2 Brook Dam Lane – B

2A Brook Dam Lane – Not Listed

### Method of Sale

The property is offered for sale by private treaty.

## Tenure

The property is being offered for sale freehold, subject to existing tenancy agreements:

The tenant of 12-14 High Street and 2a Brook Dam Lane is holding over on a lease under the Landlord and Tenant Act 1954 which expired in September 2024. The passing rent is £13,008 p.a.

2 Brook Dam Lane is let on an Assured Shorthold Tenancy. The passing rent is £378 per calendar month.

### Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, CB7 4EE.

### Viewings

Strictly by Appointment with the Selling Agent.

Contact: Katelyn Raven or Edward Tabner  
t: (01353) 654900  
e: katelyn.raven@cheffins.co.uk or  
edward.tabner@cheffins.co.uk

25 Market Place,  
Ely, Cambridgeshire,  
CB7 4NP

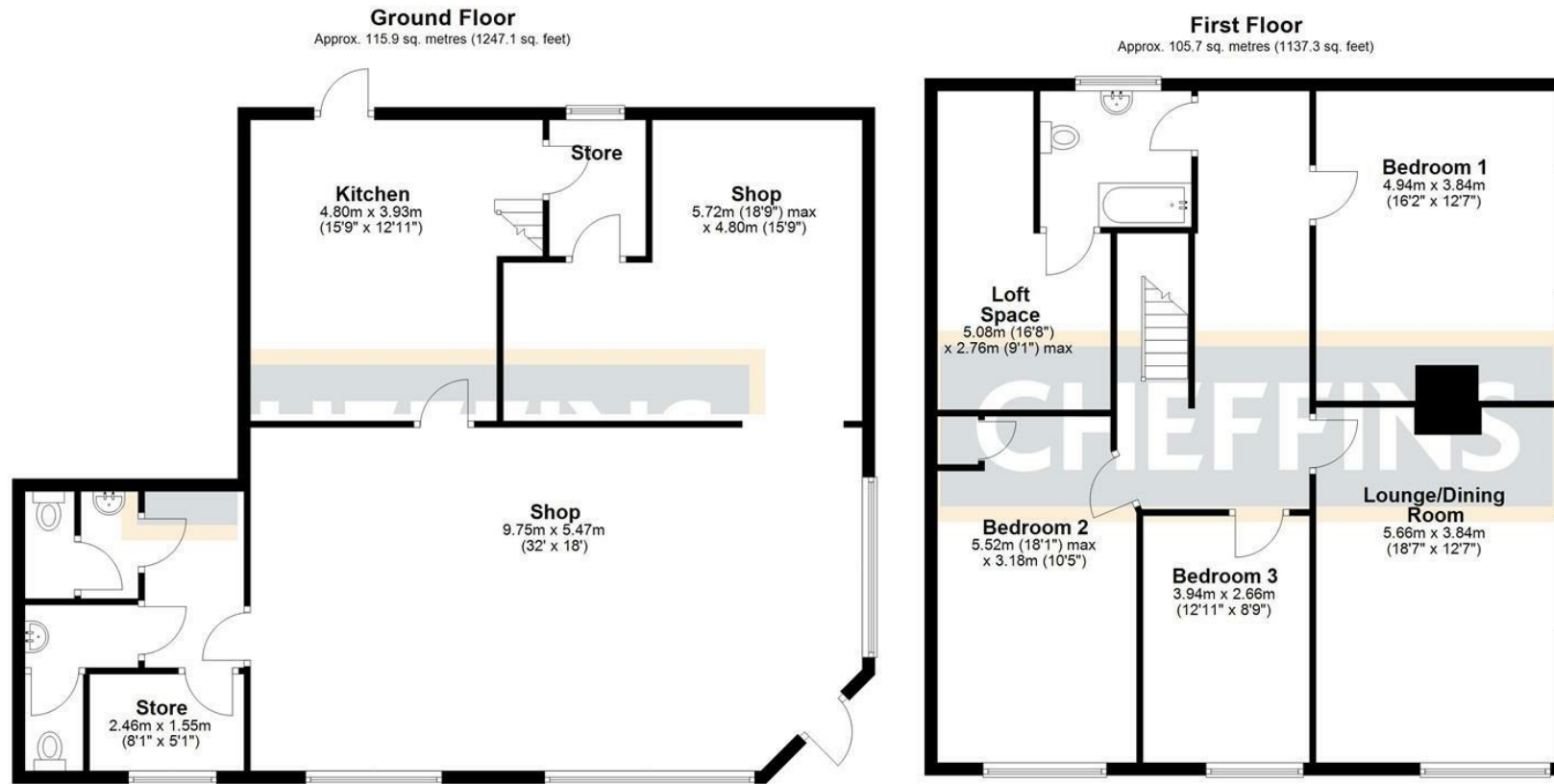
### What3Words

///sweeping.presides.vital

### Postcode

CB7 5HD

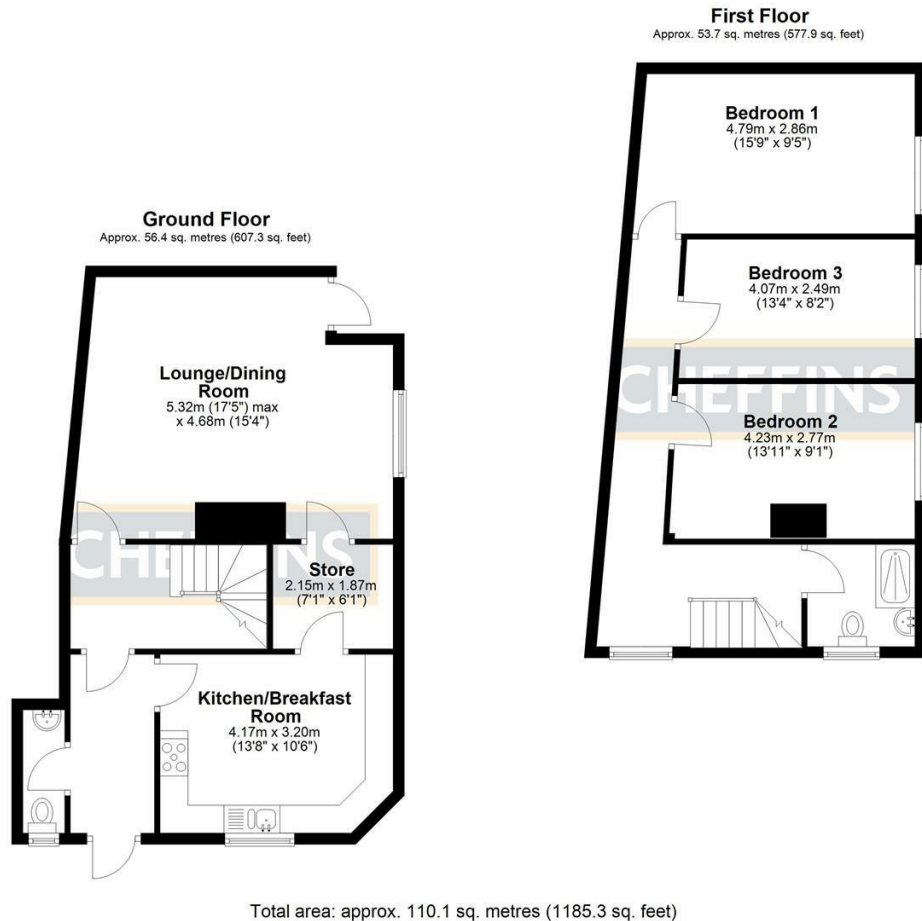
## 12-14 High Street, Soham



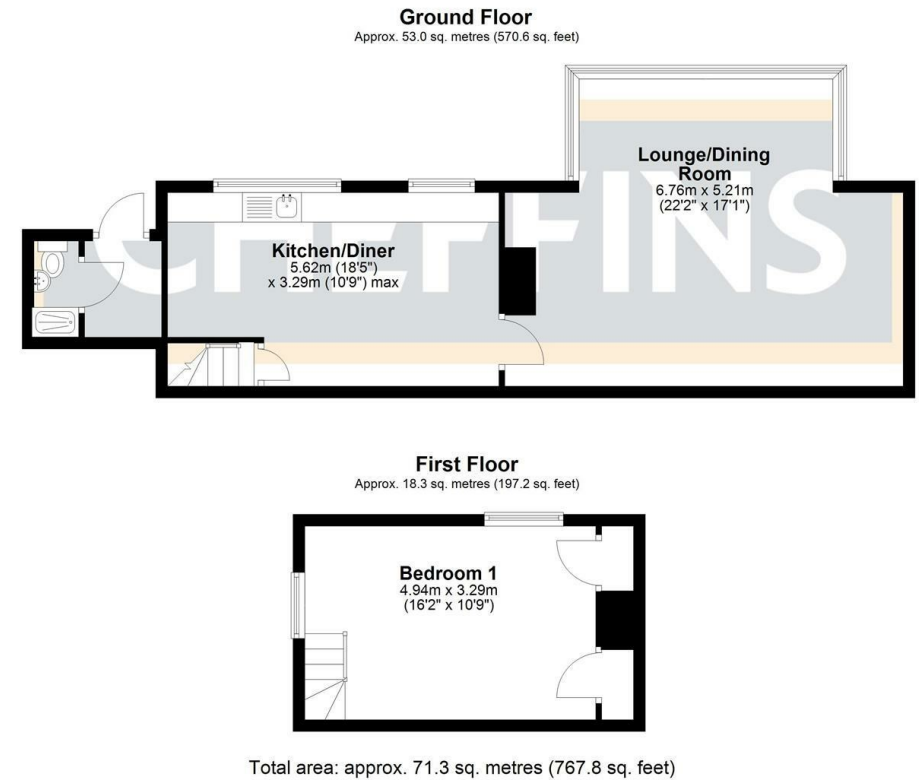
Total area: approx. 221.5 sq. metres (2384.4 sq. feet)



## 2 Brook Dam Lane, Soham



## 2A Brook Dam Lane, Soham



### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 662405 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

