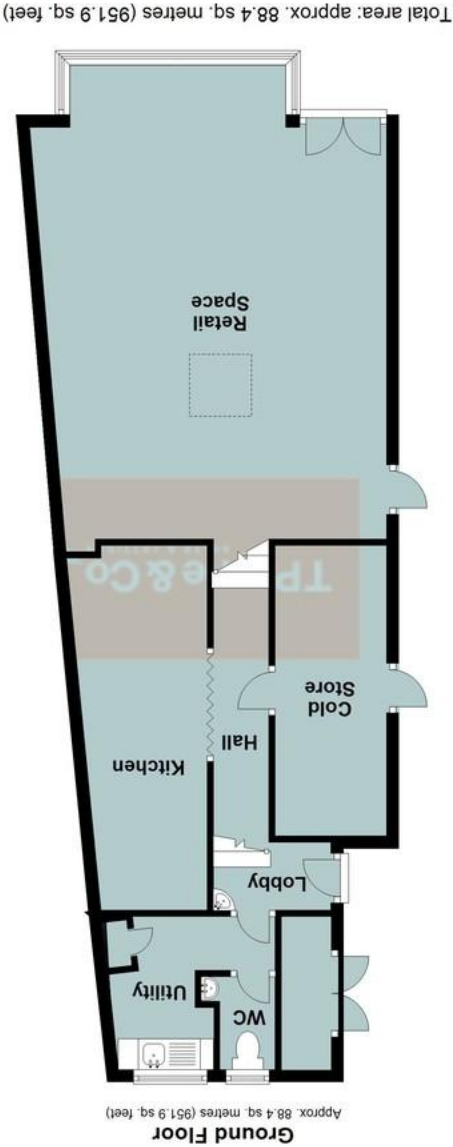


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



High Street, Sutton, Ely., CB6 2NL

Attractive Cafe Premises - Tenanted Commercial Investment Opportunity – Well Positioned In Village Location - Single Story Building  
- Current A3 Business Usage - Main Retail Space - Kitchen - Utility - Cold Store - WC - Utility Area - Double Garage & Parking Call To  
View (01354) 696700

£215,0000





Property Description

An opportunity to acquire a commercial property with a tenant in place. The existing leasehold will be transferred to the new owner upon sale.

Currently a café in a prime high street position in the village of Sutton, with the layout briefly comprising:

Retail Space  
6.65m (21'10") plus bay x 5.12m (16'9") min  
Double entry doors, bay window to front to side, skylight window, door to side and steps down to:

Hallway  
With fully tiled walls, corner wall mounted wash hand basin and doors to:

Kitchen Area  
5.90m (19'4") max x 2.95m (9'8")  
Tiled walls, tiled flooring, folding double doors.

Cold Store  
4.50m (14'9") x 1.80m (5'11")  
Door to outside and into Hallway.

Utility  
2.47m (8'1") x 2.42m (7'11")  
Window to rear, stainless steel sink and storage cupboard.  
and door to:

WC  
Window to rear, Low level WC and wash hand basin.

Outside  
Shared access to the side leads to a parking area and a double garage with twin up and over doors, power and lighting connected. There is also a double door storage cupboard to the side of the property.

Viewing By Appointment Only - Call (01354) 696700

