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OFFICE - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**40 HIGH STREET, SOHAM, ELY,  
CAMBRIDGESHIRE, CB7 5HE**

**Price: £325,000**

**Size: 1,124 sq ft (104.39 sq m)**

- Freehold office with retail frontage
- High quality specification; air conditioning and LED lighting
- 6 miles south of Ely, 6 miles north of Newmarket
- Parking to the rear



## LOCATION

Soham is situated in central East Anglia on the A142 approximately 6 miles north of the A14 dual carriageway trunk road at Newmarket, 6 miles south of Ely and 18 miles north of Cambridge. The A142 provides a busy link between the fenland area and the region's road network.

The subject property holds a prominent position at the centre of the High Street, on the eastern side. There is a Lloyds pharmacy directly opposite and Co-Operative Convenience store to the north.



## DESCRIPTION

A mid-terrace, three storey office building with retail frontage directly onto the High Street. The property has recently undergone extensive refurbishment and benefits from wall mounted air conditioning, LED lighting and bespoke wall cupboards. Parking is available at the rear.

## ACCOMMODATION

The property has the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground floor	54.92	591
First floor	28.12	303
Second floor	21.35	230
<b>Total</b>	<b>104.39</b>	<b>1,124</b>

## PRICE

£325,000 for the freehold interest with vacant possession.

## VAT

We understand that VAT will not be charged on the price.

## RATES

The property has a current rateable value of £8,400 and so the property qualifies for small business rate relief. This means that many (but not all) prospective occupiers will have no business rates liability. If any prospective occupier is in any doubt as to their liability for business rates they should check their individual position with East Cambridgeshire District Council.

## EPC

The property has an EPC of C (64). A copy of the EPC is available from the agent.

## VIEWING

Strictly by appointment with the sole agents:-  
Eddisons

Contact: Joseph Berry  
Joseph.berry@eddisons.com  
(01223) 467155 / 07977231356

Ref: 821.154678 220928

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

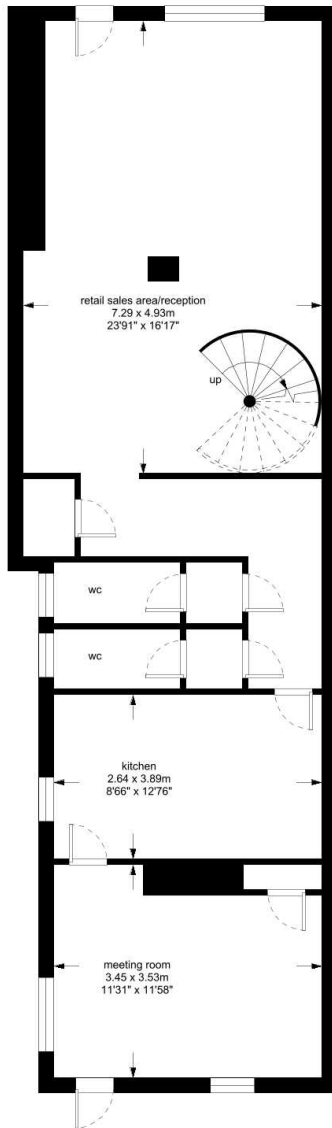
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

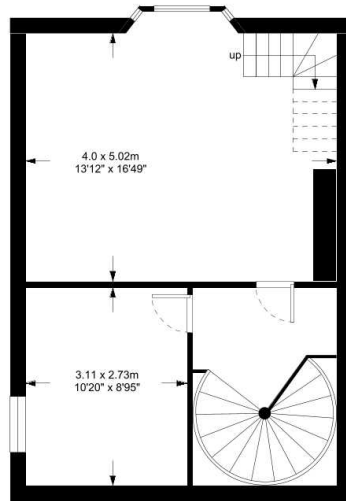
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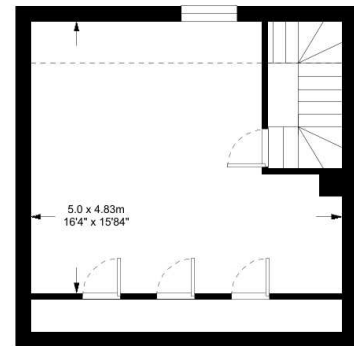
Ground Floor



First Floor



Second Floor



Net Internal Area: 104.39 sq m (1,124 sq ft)

DRAWINGS FOR GUIDANCE ONLY

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