



Forehill, Ely, Cambridgeshire CB7 4AA

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11 & 11a Forehill, Ely, Cambridgeshire CB7 4AA

An imposing double fronted three storey mixed commercial and residential, former nightclub/restaurant, with extensive accommodation over the three floors and situated in a central City location.

- Central City Location
- Three Storey Building
- Mixed Commercial & Residential
- Former Nightclub/Restaurant
- Refurbishment Required to Upper Floors
- Scope to Extend to Rear (subject to planning)
- Total Area Approx. 430.9m²
- No Upward Chain

Guide Price: £600,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

GROUND FLOOR ENTRANCE / BAR AREA 21'5" x 17'7" (6.52 m x 5.35 m)

PRINCIPAL CLUB/ RESTAURANT AREA 51'2" x 33'5" (15.60 m x 10.19 m) narrowing to 4.37m (14'3") to rear.

ROOM TWO 15'7" x 14'10" (4.75 m x 4.52 m)

LADIES & GENTLEMANS CLOAKROOMS

KITCHEN 21'7" x 20'3" (6.58 m x 6.17 m) Cloakroom off and door to side.

FIRST FLOOR LANDING leading to three open plan rooms.

FIRST FLOOR ROOM ONE 21'5" x 14'3" (6.54 m x 4.35 m) with two tall sash windows to front.

FIRST FLOOR ROOM TWO 17'9" x 12'6" (5.40 m x 3.80 m) with sash window to front.

FIRST FLOOR ROOM THREE 16'4" x 9'7" (4.97 m x 2.92 m)

INNER HALL Off which are two further rooms, potentially shower/bathrooms which measure 2.92m x 2.63m (9'7" x 8'8") and 2.92m x 1.74m (9'5" x 5'10").

Beyond this leads to a landing with additional staircase from the ground floor and staircase leading to the second floor.

SECOND FLOOR Potential apartment - approximately 73m2 which includes the landing and stairs area.

ENTRANCE HALL

LIVING ROOM 18'2" x 14'1" (5.53 m x 4.29 m) with sash window to front.

POTENTIAL SHOWER ROOM 9'7" x 5'6" (2.92 m x 1.67 m)

POTENTIAL KITCHEN 9'7" x 9'2" (2.92 m x 2.79 m) with sash window to rear.

BEDROOM ONE 14'3" x 12'9" (4.35 m x 3.88 m) with sash window to front.

BEDROOM TWO 14'4" x 12'6" (4.37 m x 3.80 m) with sash window to front.

EXTERIOR Side gated access to rear.

Tenure The property is Freehold

EPC D (79/0)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6809





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested