



Forehill, Ely, Cambridgeshire CB7 4AA

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

An imposing double fronted ground floor commercial property, former nightclub / restaurant, with upper floors available under separate negotiation. Central City location.

- Central City Location
- Ground Floor of a Three Storey Building
- Former Nightclub/Restaurant
- Maximum 5 Year Lease
- First Year Rent of £2,750 per month (£33k pa)
- Second Year onwards Rent of £3,000 per month (£36k pa)
- Upper Floors Available Under Separate Negotiation
- Full Repairing & Insuring Lease
- Personal Guarantee Required

Guide Price: £33,000 pa for first year then £36,000 pa following



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)

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

LADIES & GENTLEMAN'S CLOAKROOMS

EXTERIOR Side gated access to rear.

ADDITIONAL NOTES

Maximum 5 year lease so no registration/stamp duty (copy of lease available).

1st Year rent £2750 per month (£33,000pa).

2nd Year onwards rent £3000 per month (£36,000pa).

Rent to be paid quarterly in advance.

This is for the ground floor only. Upper floors available by separate negotiation.

Deposit equivalent to three months' rent.

Personal guarantee required.

Full repairing and insuring lease.

Interested applicants need to provide:-

Business Plan

Previous Experience

Proof of funds for rent/deposit and refurbishment

Credit check

The premises currently has a premise licence where alcohol can be served:-

Sunday to Wednesday 11am to 12 midnight

Thursday to Saturday 11am to 2am

New Years Eve 11am to 3am

The premises can be open 24 hours per day.

The ground floor internal ceilings will be replaced where they are missing. The flat roof will be repaired. The kitchen double doors will be repaired/replaced and then the incoming tenant to decorate/fit out to their spec.

Tenure The property is Leasehold

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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.