



PREMISES TO LET

949.2 sq ft (88.18 sq mt)

Ground & First Floor
Babylon Bridge
Waterside
Ely
CB7 4AU

- Ground floor accommodation
- Idyllic setting next to the River Ouse
- Open plan space subject to a variety of uses subject to planning
- Characterful property
- Short walk into Ely City Centre
- Potential to be let seperately

Location

The historic cathedral city of Ely lies around 17 miles north of Cambridge and 40 miles south east of Peterborough. The city is fast expanding with a resident population of approximately 19,000 and a district population of 80,000. By 2031 the population is set to reach 27,000 with the development of 3,000 new houses in the city.

The property itself is located adjacent to the River Great Ouse and Quayside area of the city, approximately 10 minutes walk from both the city centre to the North West and train station to the south. The immediate location forms part of an historic conservation area home to a number of specialist businesses and retailers.

Description

The available accommodation comprises predominantly open plan space, a meeting room, store room, separate kitchen and WC facilities.

Accommodation

The accommodation provides a usable floor area of 949.2 Sq Ft. (88.18 sq mt).

Planning

The property has been used as an gallery falling under Class D1, but other uses will be permitted as per the new The Town and Country Planning (Use Classes) Order 1987 (amended 2020) and permitted development. Interested parties are advised to make their own enquiries of the relevant local planning authority to ensure that their use complies with planning regulations.

Uniform Business Rates

The property is assessed as follows:

Rateable Value Ground Floor April 2023	£15,250
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The rates are based on a UBR for the current year of 49.9 pence in the pound and ignore any effects of phasing or relief so interested parties are advised to make their own enquiries by calling the business rates department on 0845 702 3092.

Service Charge

There will be a service charge payable for the common parts of the building. Further details available on request.

EPC

Awaiting an EPC assessment.

Terms

The accommodation is available to let on a new lease for a term to be agreed at a rent of £12,500 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

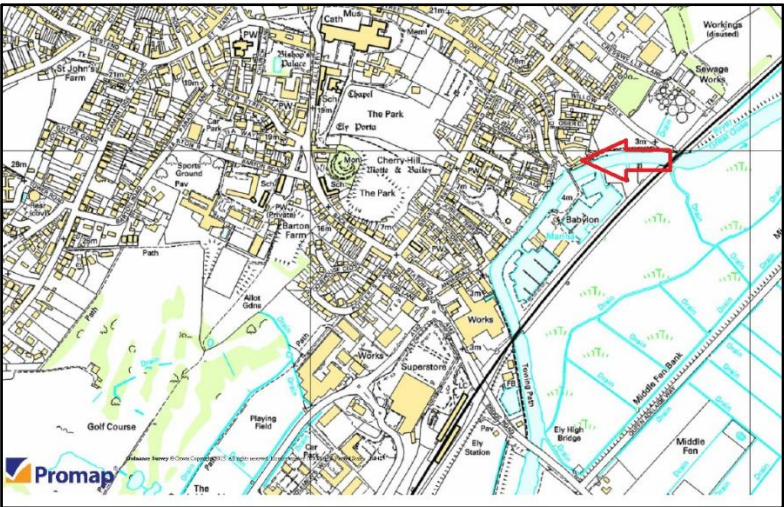
Tel: 01223 213666

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.



Ground Floor



Ground Floor

