

Ely Motorcycle Spares, First Drove

Ely

RICHARD BOOTH
ESTATE AGENTS

£600,000

Ely Motorcycle Spares

First Drove, Ely

A rare opportunity to purchase a mixed use residential and commercial premises situated in a semi rural location convenient for Ely and surrounded by open countryside.

The site consists of a detached house comprising entrance hall, 5 ground floor bedrooms (1 ensuite), bathroom, spacious kitchen/dining room and a first floor with sitting room and lounge.

The commercial aspect consists of the yard with a range of outbuildings including workshop with adjoining office and WC, 18m x 15m warehouse, open fronted barn, further lean-to barn and former 2-storey double garage which is currently used as a beauty salon.

To the rear of the yard there is a grass field which has been used for an additional storage area, whilst to the right of the yard and buildings is a further grass field of approximately 6 acres (sts).

The property has been used as a motorcycle spares and breakers yard for over 40 years and offers an excellent opportunity for somebody to run a business from home (subject to obtaining any necessary consents) and there is no upward chain.

Council Tax Band: D

Tenure: Freehold



- Mixed Residential & Commercial Premises
- Plot of Approximately 7.5 Acres (sts)
- 5 Bedroom House & Gardens
- Yard & Range of Outbuildings
- Approximately 6 Acre Grass Field (sts)
- Semi Rural Location Convenient for Ely
- Surrounded by Open Countryside
- No Upward Chain

ENTRANCE HALL
With stairs to first floor, radiator.

BEDROOM 2
With 2 double glazed windows to front aspect, radiator.

BEDROOM 5
With double glazed window to front aspect, radiator.

BEDROOM 3
With double glazed window to side aspect, radiator.

BEDROOM 4
With double glazed window to side aspect, radiator.

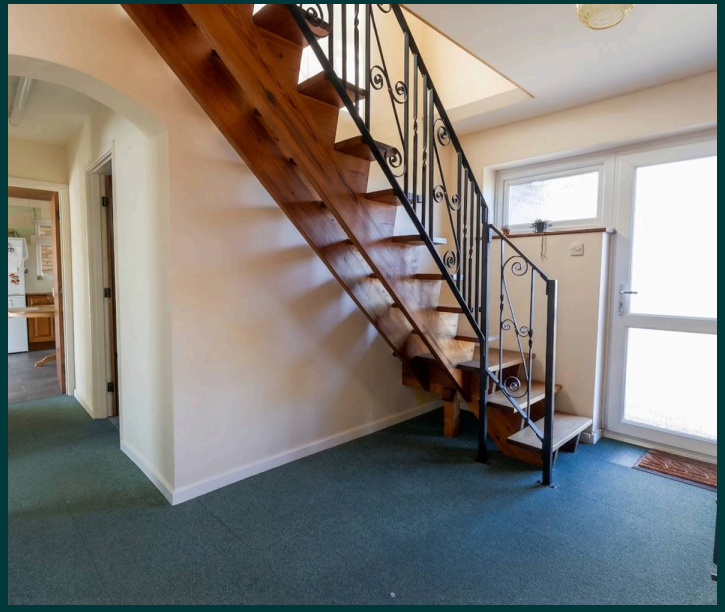
BATHROOM
With suite comprising low level WC, vanity unit with wash basin, panelled bath, double glazed window to side aspect, airing cupboard housing hot water cylinder, heated towel rail.

KITCHEN / DINING ROOM
With double glazed window and patio doors onto garden. Fitted with wall and base level storage units, work surfaces and drawers, built-in electric double oven, hob and extractor hood, stainless steel sink unit and drainer, oil fired central heating boiler, radiator.

REAR LOBBY
With double glazed doors to both sides, radiator.

BEDROOM 1
With double glazed window to side aspect, radiator.











ENSUITE WET ROOM
With double glazed window to side aspect, shower, sink, plumbing for washing machine, radiator.

FIRST FLOOR LANDING / SITTING ROOM
With double glazed window to front aspect with open views across countryside, eaves storage cupboards, radiator.

LOUNGE
With double glazed French doors and large windows giving a view across countryside of Ely Cathedral, storage cupboard, radiator.

AGENTS NOTE
Drainage is by means of a septic tank.

OUTSIDE

The property sits in a total plot of approximately 7.5 acres (subject to survey).

Surrounding the house are lawned gardens enclosed by mature conifer trees and also having a portakabin type building.

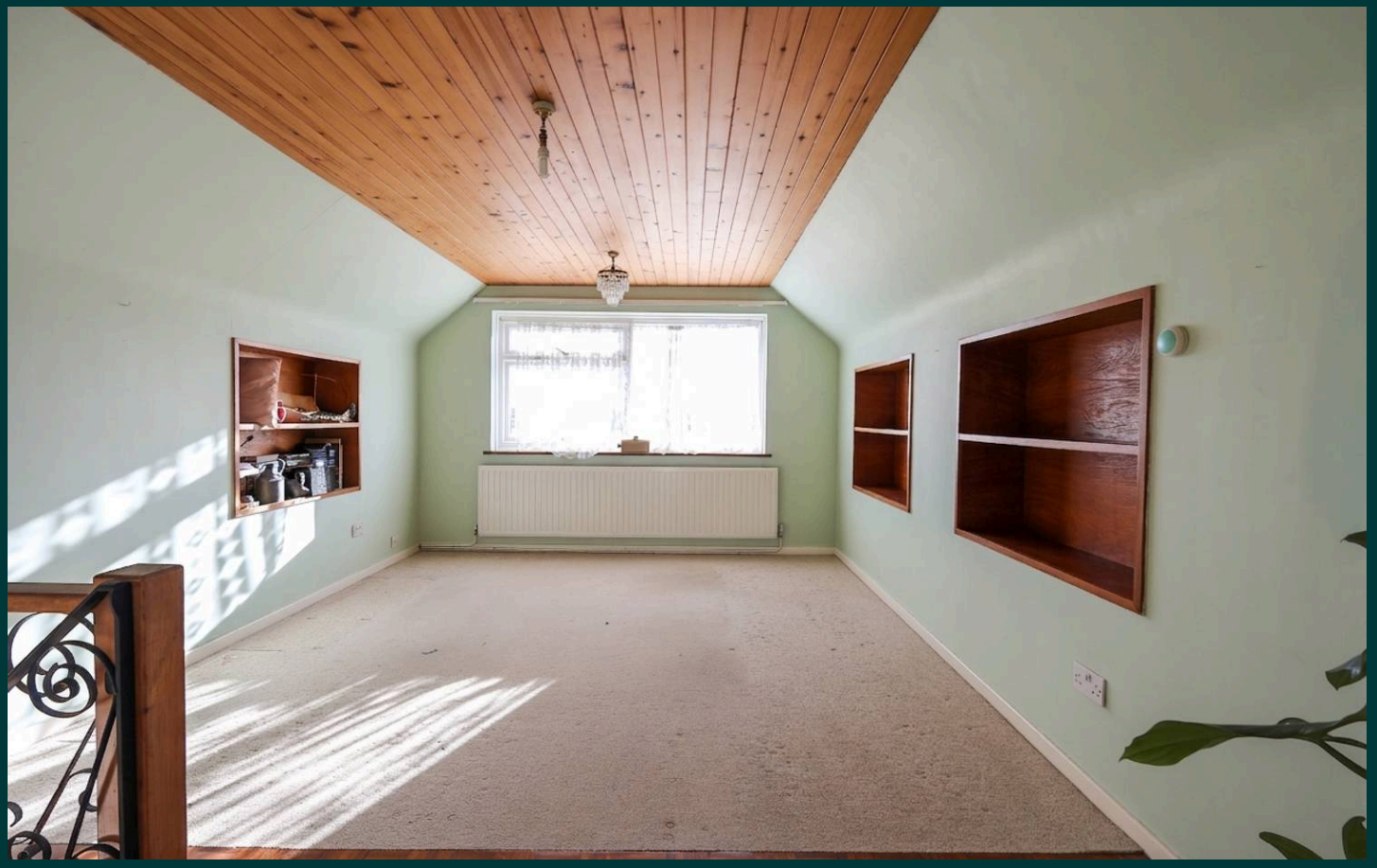
To the right of the house is the entrance to the yard which includes a number of commercial buildings consisting of:

Former Double Garage - currently used as a beauty salon. The ground floor measures approximately 6.13m x 4.6m and has double glazed patio doors to the front and a separate small treatment room. Stairs lead up to the first floor which again measures approximately 6.13m x 4.6m with sloping ceilings and double glazed window to front aspect. A door at the rear leads to a large loft storage area.

Workshop - this is formed from the rear section of the former double garage and measures approximately 6.7m x 5m. The workshop has large double doors to the rear aspect and an adjoining office and WC.

Lean-to Barn - approximately 9.75m x 6.4m

Warehouse - approximately 18m x 15m. This is a steel framed building with a large roller shutter door and mezzanine level.









Open Fronted Barn - this is adjoining the rear of the warehouse and measures approximately 11m x 11m.

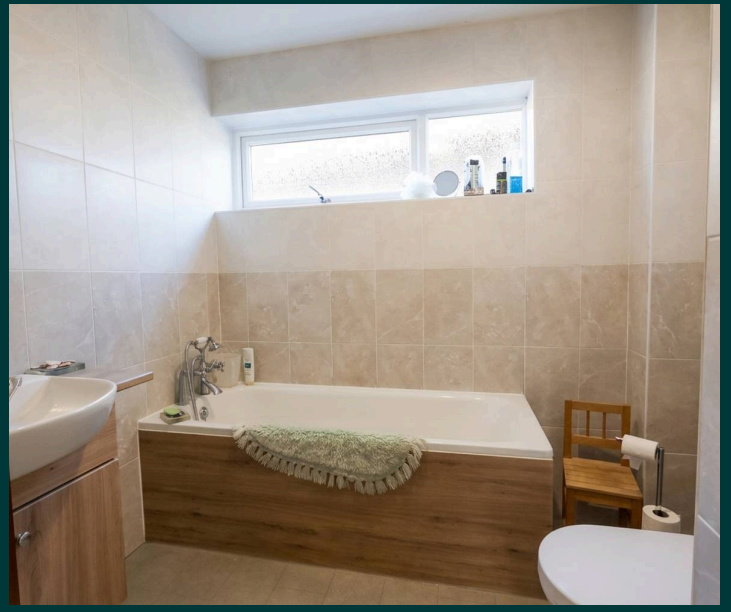
To the rear of the yard and buildings is a small grass field which has been used as additional storage space.

To the right of the yard and buildings is a grass field measuring approximately 6 acres (sts).

To the front of the property there is a large yard providing excellent parking and storage facilities.





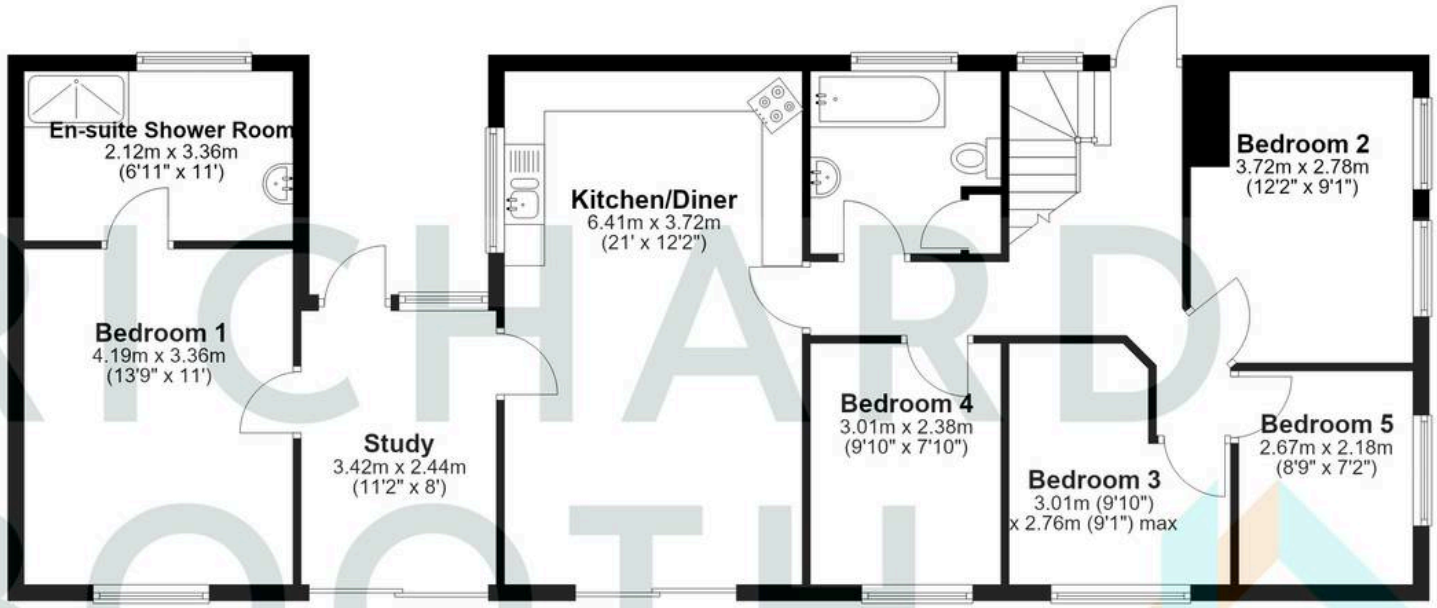






Ground Floor

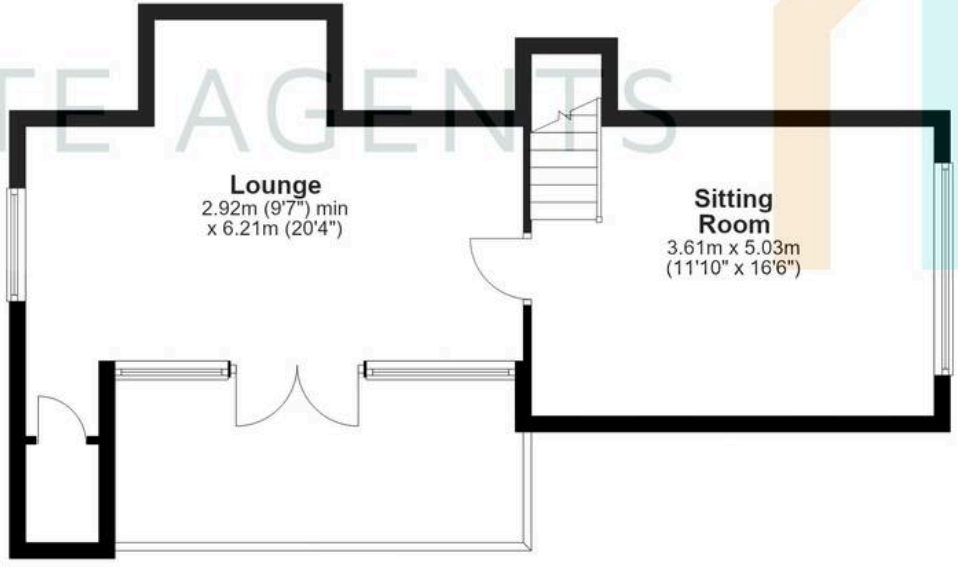
Approx. 103.1 sq. metres (1109.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)

(excluding unnamed room)



Total area: approx. 145.4 sq. metres (1565.3 sq. feet)

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The Property Ombudsman