ON THE INSTRUCTION OF BARCLAYS PLC LEASEHOLD AVAILABLE



54 HIGH STREET, SOHAM, CB7 5HE

LOCATION

Soham is a locally accessible market town in the county of Cambridgeshire. It is located around 20 miles north east of Cambridge, situated just off the A142 between Ely and Newmarket.

The premises is in a prominent location within the local retail parade. National retailers within the immediate vicinity include **Co-op Food**, **Domino's Pizza**, **Post Office** & **Ladbrokes**.

ACCOMMODATION

Approximate dimensions are as follows;

| Demise | NIA Sq M | NIA Sq Ft |
|--------------|----------|-----------|
| Ground Floor | 247.86 | 2,668 |
| Total | 247.86 | 2,668 |

VIEWINGS AND FURTHER INFORMATION

Conor Wood

t: +44 20 7182 8150 e: conor.wood2@cbre.com

Luke Pasterfield

- t: +44 20 7182 2922
- e: luke.pasterfield@cbre.com

DESCRIPTION

The subject property comprises of a ground floor only building. The ground floor has been used for banking purposes and includes ancillary storage, toilets and a staff room.

PASSING RENT

£14,300 per annum exclusive.

TENURE

The property is held on an FRI lease expiring 17^{th} March 2028 with a tenant only break option on the 18^{th} March 2023.

RATES

We are informed by the Local Rating Authority that the current Rateable Value of the unit is: $\pounds17,500$. The UBR for 2019/2020 is 49.1p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in relation to this transaction.

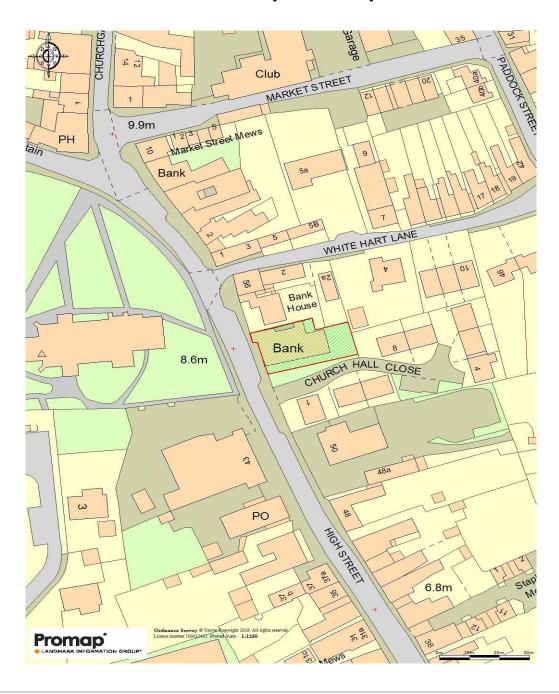
Subject to contract.

Date of Issue: 10/06/2019



ON THE INSTRUCTION OF BARCLAYS PLC

LEASEHOLD AVAILABLE 54 HIGH STREET, SOHAM, CB7 5HE



Not to scale.

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessons of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, or Lessees, and do not constitute any part of an offer or contract: 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fard, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, initiate or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whotsoever in relation to this property. A Unless otherwise stated, all purchases prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and continned by your solicitor prior to exchange of contracts.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316. © Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

