

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

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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 17th March 2028 with a tenant only break option on the 18th March 2023.

RATES

We are informed by the Local Rating Authority that the current Rateable Value of the unit is: £17,500. 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

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Not to scale.

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