

On the Instruction of Lloyds Bank

FREEHOLD AVAILABLE

SOHAM, 8 Churchgate, CB7 5DR



Key Features

- FREEHOLD AVAILABLE
- UNIQUE OPPORTUNITY
- INCLUDES TWO SELF-CONTAINED FLATS

Viewing

By appointment via this office:

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CBRE Limited

www.cbre.co.uk/retail

Date of Issue 22nd October 2018

Location

Soham is a small town in the County of Cambridgeshire. Soham is located circa 20 miles north east of Cambridge and circa 65 miles north of London.

The subject property is located on the High Street opposite St Andrew's Church. Nearby national multiples include **Domino's Pizza**, **Co-op Food**, **Post Office**, **Ladbroke's** and **Barclays Bank**.

Description

The property is arranged on ground, first and second floors. The ground comprises open plan retail space with WC's and strong room to the rear.

The first and second floors provides flats on each floor, with the following areas:

Accommodation

Ground Floor Sales	99.21 sq. m	1,068 sq. ft.
Ground Floor Stores	18.84 sq. m	203 sq. ft.
First Floor Flat	Not measured	
Second Floor Flat	Not measured	
Total	118.05 sq. m	1,271 sq. ft.

Price and Terms

We are seeking offers in region of £300,000 for the freehold interest.

The first and second floor flats are each currently let on assured shorthold tenancies at £550 per calendar month.

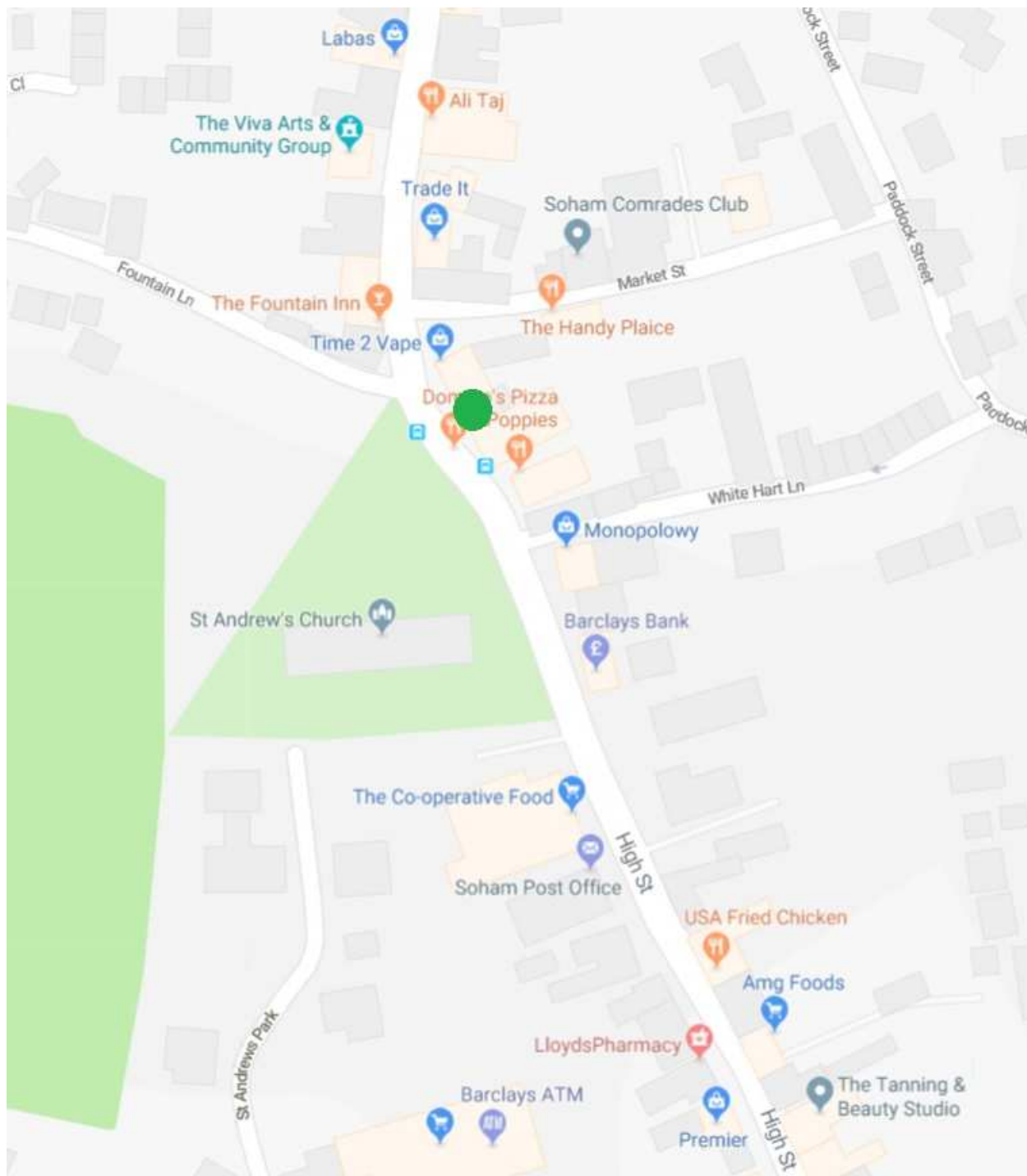
Rates

We are verbally informed by the local rating authority that the current Rateable Value of the shop is £14,000 and the rates payable are £6,720 pax. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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