

A DETACHED FREEHOLD OFFICE BUILDING

Totalling 1,946 ft² (181 m²) Net Area with good parking

POTENTIAL TO CONVERT TO RETAIL OR RESIDENTIAL USE (STP)



15/17 North Street, Wicken
Near Ely, Cambridgeshire, CB7 5XW

- Prominently situated on A1123 midway between Stretham (A10) and Soham (A142)
- 9 miles south of Ely and 16 miles north-east of Cambridge (by road)
- 2 showroom/offices of 957 ft² and laboratory/office/workshop of 464 ft² behind
- First floor 2-bed flat of 760 ft² (Gross Internal Area) with consent for office use
- Cat 5 cabling - comfort cooling - parking for minimum 10 cars - BT & Spitfire broadband
- Potential for other business uses subject to planning, with potential for a full change of use to residential under permitted development rights via Prior Approval procedure
- For sale freehold with full vacant possession - Price reduced to £299,000 for early sale

15/17 North Street, Wicken, Ely, Cambridgeshire CB7 5XW

LOCATION

Wicken is a small village (population circa 800) situated on the A1123 approximately 16 miles (by road) north-east of Cambridge, 4.5 miles east of the A10 at Stretham, 4 miles west of the A142 at Soham and 9 miles south of Ely. An ancient fen village, it is best known as the site of Wicken Fen, an historic National Trust nature reserve. It has a limited range of local facilities, having a Public House (the Maid's Head) and a weekly bus service on a Thursday to/from Soham & Ely.

The property is located close to the centre of the village, occupying a prominent position on the southern side of the A1123, which runs through the village between Stretham and Soham, at the corner of North Street and Redit Lane.

DESCRIPTION

The property is a detached primarily 2-storey building of traditional brick construction under a pitched slate covered roof, which was extended and converted into a convenience store, before becoming offices in 1995. It sits on its own broadly rectangular site of about 0.14 acre.

The ground floor has two inter-connecting showroom/offices with glazed shopfronts, with painted plaster walls and ceilings, laminate flooring, comfort cooling units and storage heaters. Behind these areas are 2 lavatories (1 with shower) and two rooms used as a laboratory and packing area. The first floor comprises a separately accessed former residential flat with 3 offices, kitchen and bathroom served off a central landing corridor, with residential use being capable of being re-established without incurring expense.

Outside there is a gravelled forecourt that would allow visitor parking for 2+ cars, a side driveway leading to a rear car park suitable for 7/8 cars, including 2 lock-up garages presently used for storage.

ACCOMMODATION

The property offers the following approximate areas.

Ground floor:

Showroom & offices	88.86 m ²	(957 ft ²)
Rear offices & laboratories	43.10 m ²	(464 ft ²)
First floor - 3 private offices	41.11 m ²	(443 ft ²)
First floor - kitchen	7.73 m ²	(83 ft ²)

Total Net Internal Area 180.80 m² (1,946 ft²)

AMENITIES

The property has BT & Spitfire broadband, surface-mounted fluorescent lights, Cat 5 cabling, ADT intruder alarm system, storage heating, 2.4m & 2.6m ground floor ceiling heights, separate electric hot water cylinders for ground and first floors.

PLANNING

The ground floor premises were granted consent in 1995 for use as offices as classified under Class B1 of the Town & Country Planning (Use Classes) Order 1987 (95/'00849/FUL), with the first floor flat being granted office use in 1997 (97/00517/FUL).

Consent would be required for any alternative uses, such as retail or restaurant etc, but recent permitted development rights would enable the property to be converted to residential use, subject to Prior Approval being sought in respect of flooding, contamination, highways and transport issues and

impacts of noise from commercial premises on the intended occupiers of the development. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Planning Department at East Cambridgeshire District Council.

BUSINESS RATES

The Valuation Office Website states that the building currently has a 2017 Rateable Value of £22,750, making business rates payable of £11,170.25 for the year from 1 April 2019, then subject to annual RPI increases.

PRICE

Offers are invited in the region of £299,000 for the freehold interest with full vacant possession being granted on completion. VAT is not payable on the price.

LEGAL COSTS

Each party to bear its own costs.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

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Our Ref: MBR/3980/190617

Energy Performance Certificate
Non-Domestic Building

HM Government

Certificate Reference Number:

EPC AWAITED

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

EPC AWAITED

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 282
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
65 If newly built
140 If typical of the existing stock