

01223 467155

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**BARKER STOREY  
MATTHEWS**

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## RETAIL - TO LET



**55 CARTER STREET, FORDHAM,  
ELY, CAMBRIDGESHIRE, CB7 5NG**

**1,066 sq ft (99.00 sq m)**

**Rent: £16,000 per annum**

- Ground floor retail unit
- May be suitable for hot food takeaway (A3 / A5) STP
- Village centre location
- Allocated car parking

## Location

Fordham village is located within East Cambridgeshire, approximately 4 miles north of Newmarket and 7 miles south east of Ely. The A142 passes close to the village providing direct access to Newmarket and Ely. The A14 is around 2 miles south of Fordham (via the A142), which in turn provides access to Cambridge, the midlands and the east coast ports. There are train stations at Newmarket and Ely, with a proposed new station at Soham, approximately 1 mile north of Fordham. Fordham is an expanding village with a good range of local services, including shops, a part-time post office, restaurants / public houses, a village hall, a community centre, a day care centre for the elderly, a primary school and pre-school.

The property is located in the centre of Fordham village at the junction of Carter Street and New Path.

## Description

The property comprises a single storey purpose-built food store, which is now vacant. The accommodation may be suitable for alternative uses to include hot food takeaway (A3/A5) subject to necessary planning consents.

## Services

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## Accommodation

Accommodation	sq ft	sq m
Ground sales area	1,066	99.00

## Lease Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

## Rates

The property will need to be assessed for Business Rates.

## Rent

£16,000 per annum, exclusive of insurance and all other outgoings.

## VAT

We understand that VAT will be charged on the rent.

## Legal Costs

Each party to bear their own costs in relation to this transaction.

## EPC

The property has an EPC of E (110). A copy of the EPC is available on our website.

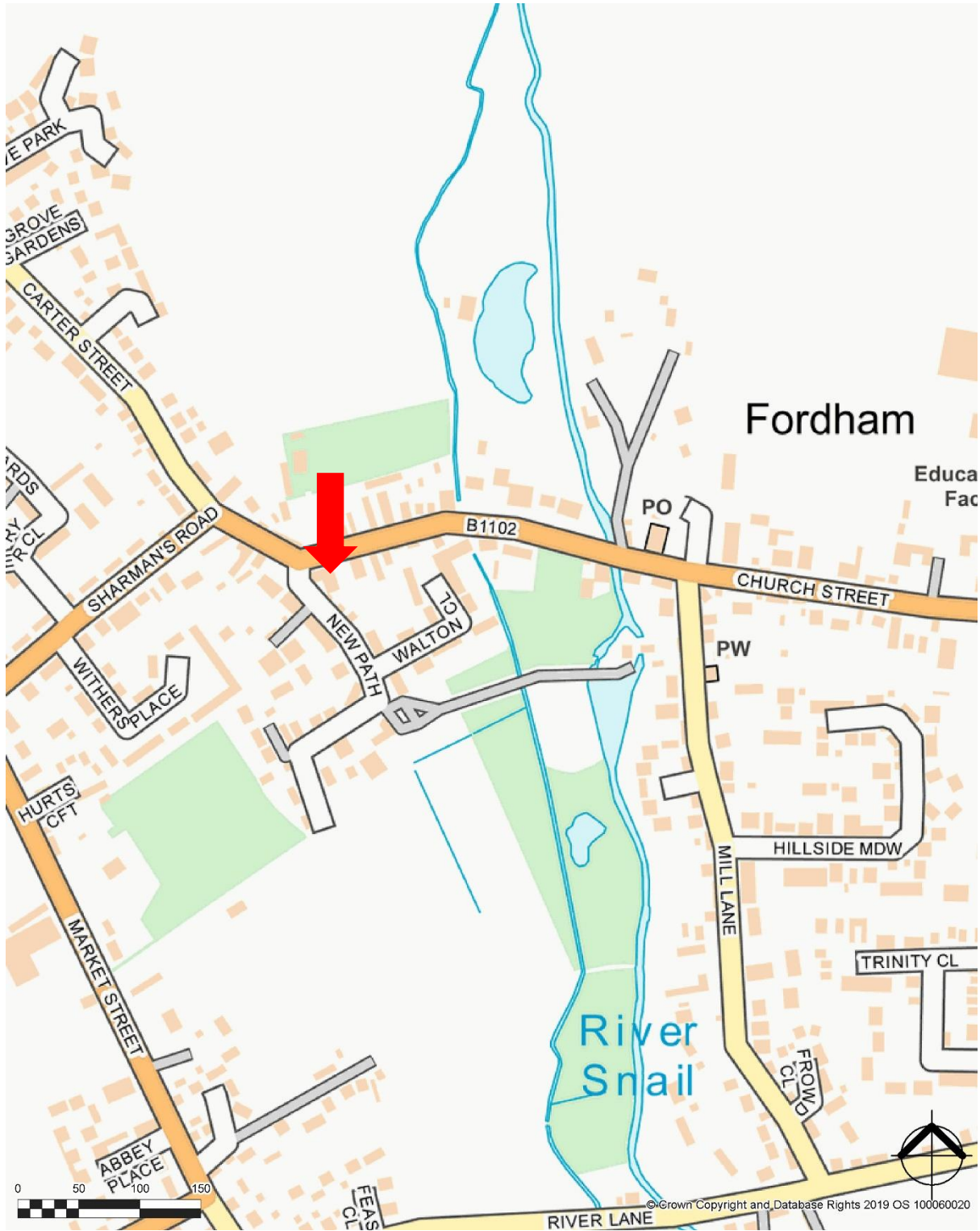
## Viewing

Strictly by appointment with the sole agents:- Barker Storey Matthews Pound Hill House, Pound Hill, Cambridge, CB3 0AE (now part of Eddisons).

Contact: Laurence Gercke  
laurence.gercke@eddisons.com  
(01223) 467155

Ref: 119719

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)



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