

A SELF-CONTAINED GROUND FLOOR OFFICE BUILDING
Approximately 66 m² (715 ft²) plus attic storage
TO LET ON A NEW LEASE ON COMPETITIVE TERMS



**70 Market Street
Ely, Cambridgeshire, CB7 4LS**

- Former Citizens Advice Bureau in a busy city centre location
- Very well-maintained property with high quality internal fit-out
- Front room sub-divided into reception and 3 ventilated interview rooms
- Rear open plan comfort-cooled office, plus small kitchen & single lavatory
- Gas central heating - data cabling - carpeting - intruder alarm - rear yard
- No Business Rates for qualifying small businesses - ladder access to attic storage
- To lease at a rent of only £12,000 per annum exclusive - immediately available

70 Market Street, Ely, Cambridgeshire CB7 4LS

LOCATION

Ely is an historic cathedral city with a resident population of around 20,250 and a district population (East Cambridgeshire) of 84,000 (2011 Census). It is located at the intersection of the A142 and A10, approximately 15 miles to the north of the city of Cambridge.

Ely Station serves as a key regional rail hub, with regular services to major destinations including Leicester, Birmingham, Sheffield, Nottingham and Manchester via Peterborough, plus King's Lynn, Norwich, Bury St Edmunds, Cambridge, Stansted Airport and London. There is now a direct route to the Cambridge Science Park area following completion of the new Cambridge North Rail Station.

The property is situated in the heart of the city centre close to the district council offices, the Lamb Hotel and within 200 metres of the prime shopping area, which includes banks and restaurants. The city's bus stops are ranged along the other side of this one-way street and directly opposite the property. Market Street includes free short term on-street parking (30 minute limit).

DESCRIPTION

The building is an attractive traditional brick cottage with a tiled roof and dormer first floor windows, which was converted to offices many years ago. It is a detached building configured to provide two office areas, the front section being sub-divided with partitioning into a reception and 4 small interview rooms, plus open plan office behind giving access to a small kitchen and separate lavatory. The offices are fitted out to a high standard to include comfort cool/heating, gas central heating, data cabling, intruder alarm, fluorescent lighting and carpeting. There is ladder access to the attic area (388 ft²), which has limited ceiling height and tie-beams restricting its use to basic storage. There are no on-site car spaces, but the city's public car parks are close by and there is time-limited parking in Market Street (30 minutes).

PLANNING

The building was granted planning consent for use as Class A2 offices in 1993, with no onerous conditions. 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. Other uses may be appropriate such as A1 Retail (doesn't require planning consent).

LEASE TERMS

The units are available to let on new full repairing and insuring leases, upon terms to be mutually agreed at a rent of £12,000 per annum.

FLOOR AREAS & RENTS

	ft ²	m ²
Front Office Area	332	30.84
Rear open plan office	353	32.79
Kitchen	30	2.79
Total Net Area (IPMS3)	715	66.42

BUSINESS RATES

The Valuation Office Website states that the 2017 Rateable Value is £11,250, making normal business rates payable of approximately £5,613.75 for the year from 1 April 2020, then subject to revaluation in 2022. *Occupiers qualifying for Small Business Rates Relief will not pay any rates under current rating policies.*

VIEWING & FURTHER INFORMATION

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Our Ref: MBR/4184/200717



Energy Performance Certificate



Non-Domestic Building

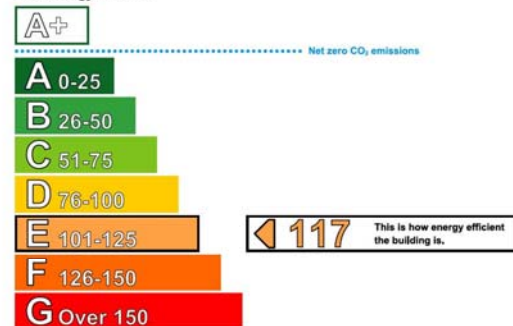
Citizens Advice Bureau
 70 Market Street
 ELY
 CB7 4LS

Certificate Reference Number:
 0040-0930-9292-2796-7006

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	73
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	129.37
Primary energy use (kWh/m ² per year):	761.41

Benchmarks

Buildings similar to this one could have ratings as follows:

23	If newly built
68	If typical of the existing stock