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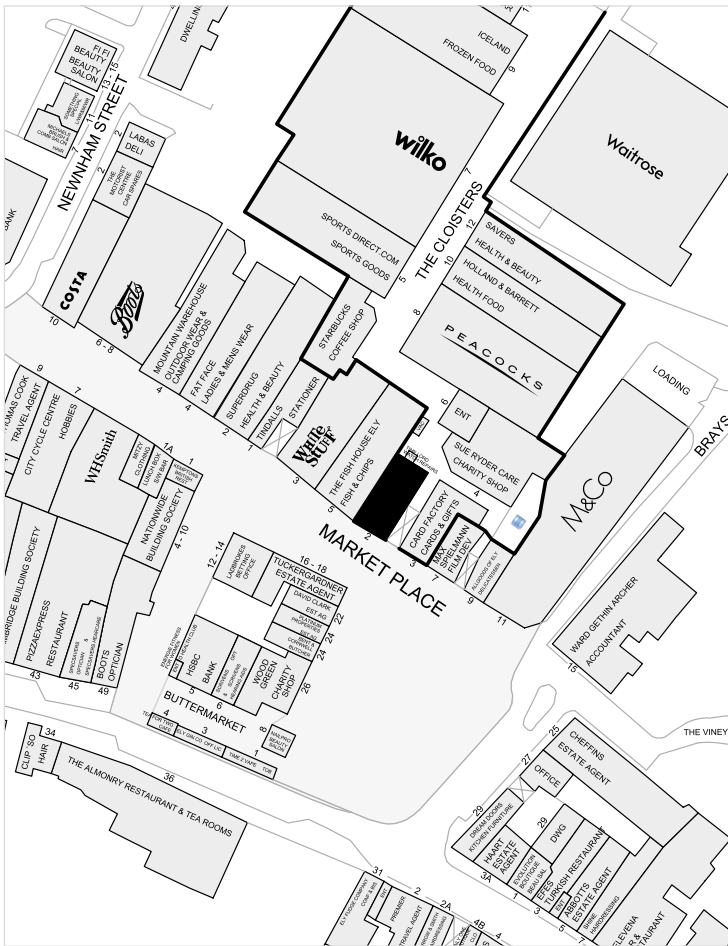
THE CLOISTERS SHOPPING CENTRE

1-3 THE CLOISTERS (MARKET PLACE)



PROMINENT SHOP AVAILABLE
2,430 SQ FT

SUBJECT TO VACANT POSSESSION



LOCATION

The premises are situated in a prominent position at the entrance to The Cloisters Shopping Centre in Ely. The property faces out onto Market Place where nearby operators include Waitrose, Superdrug, White Stuff, Fat Face, Mountain Warehouse, Sports Direct, Savers, M&Co. and Peacocks amongst others.

ACCOMODATION

The shop premises extends to approx. 2,430 sq ft arranged over the ground and first floors.

Ground floor	1,175 sq ft
First floor	1,255 sq ft

TENURE

The property is available by way of a new effective FRI lease on a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Rental offers are invited in the region of £42,500 per annum exclusive.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£34,000
UBR 2019/2020	£0.491
Rates payable	£16,694

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk

VAT

VAT is payable on rent and all other outgoings.

EPC

EPCs are available upon request.

VIEWING

Viewings are strictly by prior appointment through the joint sole retained agents:

Nick Furlong
020 7183 0584
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