



## RETAIL SHOP TO LET

9 FOREHILL, ELY, CB7 4AA

- Excellent location
- 514 sq ft shop
- Available from 3 October 2026
- Suitable for range of uses

**£16,000 per annum**

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## LOCATION

Excellent retail location in the city of Ely, Forehill is home to a number of independent shops, cafes and eateries, estate agents and multiples such as Papa Johns. The location benefits from great footfall, and is just off the Market Square.

The population of the city is close to 20,000, the city is a popular destination to visit and it is an affluent area.

## DESCRIPTION

The property comprises a ground floor retail shop, currently used by a hairdressers business.

## ACCOMMODATION

The total area is 514 sq ft.

## SERVICES

Mains water electric, water and sewerage is available. All interested parties are to make their own enquiries.

## TOWN AND COUNTRY PLANNING

The property falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

## BUSINESS RATES

The Rates payable for 2026/27 will be £11,750.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council.

## LEASE & RENTAL TERMS

A new lease is sought subject to fully repairing and insuring terms and for a period of time to be negotiated and a rent of £16,000 per annum.

The property is available from 3 October 2026.

## EPC

The property has an EPC rating of D.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party is to bear their own costs.

## VIEWING AND FURTHER INFORMATION

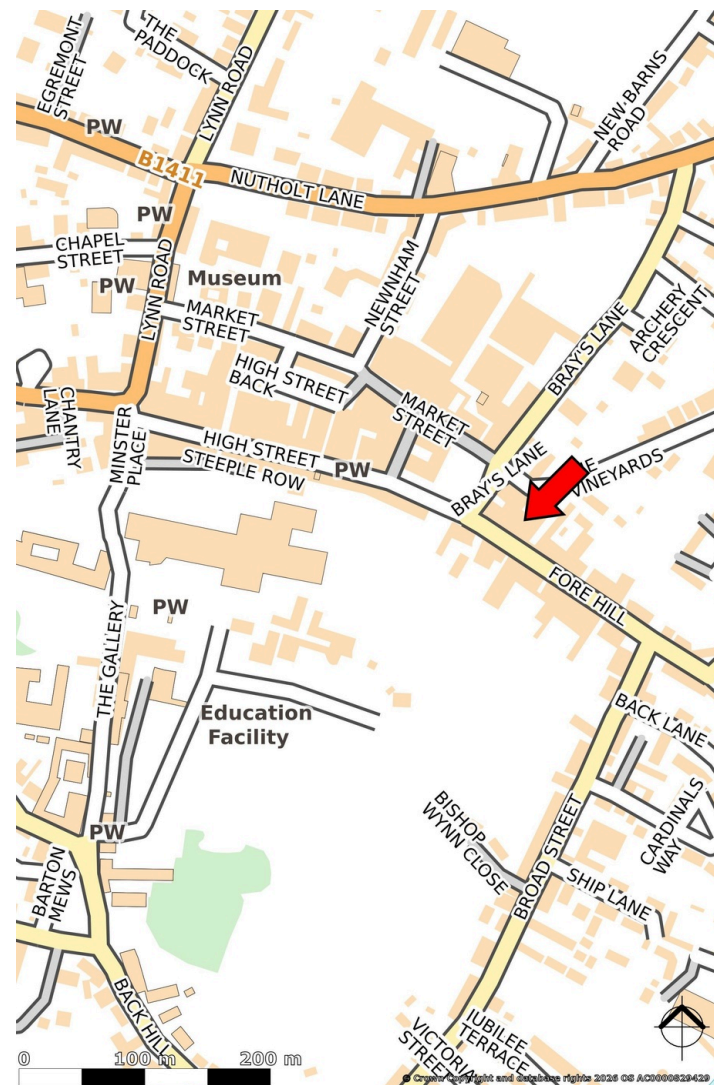
For further information or to arrange a viewing please contact:

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