

- Mixed-use property with commercial and residential elements
- Town centre location
- Private Rear Riverside Garden
- Freehold with vacant possession

**Description**

A large detached property situated just off the town centre, adjacent to Soham Lode and within walking distance of key amenities. The property includes a 3 bedroom house with ground floor commercial office / retail unit to the front. To the side and rear is an enclosed garden which has frontage to Soham Lode and offers off-road parking. The property now requires a light scheme of refurbishment to ones appointed taste.

The property comprises of the following:

**Residential property:** Entrance Hall; Living Room; Kitchen with fitted base and wall units; Cloakroom; WC; 3 Bedrooms; Family Bathroom; Airing cupboard.

**Commercial Property:** A double fronted shop with retractable security grill, radiators, metre box and a wc and cloakroom fitted with a low level wc, hand basin and radiator.

EPC Rating: D

Business Rates from 1st April 2023 to present: £2,750

**Location**

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 trunk road is available at Newmarket and this in turn leads into the M11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

What3words: ///blindfold.unsecured.caring

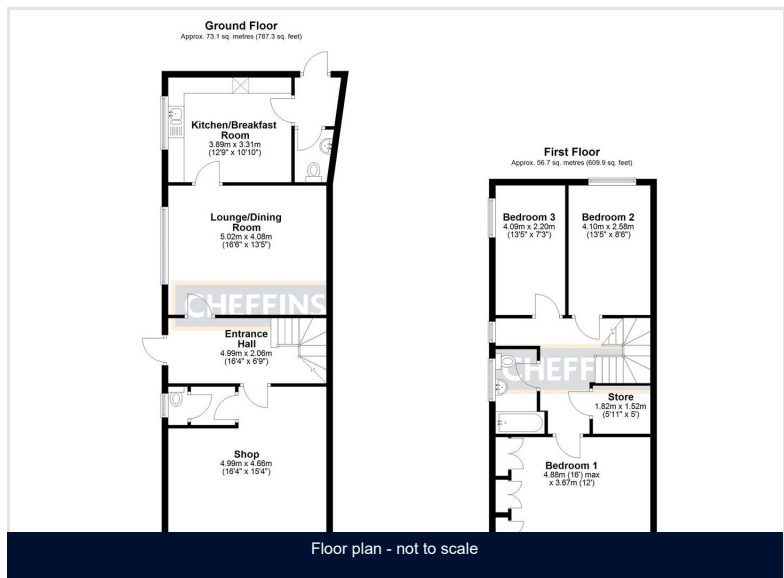
**Auctioneers Note**

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Andrew Geddes of Bendall and Sons, 23, High Street, Newmarket, Suffolk, CB8 8LY

**VIEWING:** Cheffins Rural Department 01353 654900



\*For further details please see the Important Buyers Information on page 4