

## A GROUND FLOOR RETAIL SHOP

About 1,412 ft<sup>2</sup> (131 m<sup>2</sup>) retail plus 753 ft<sup>2</sup> (70 m<sup>2</sup>) ancillary space  
TO LET ON A NEW LEASE AT ONLY £20,000 PER ANNUM



18-20 High Street, Soham  
Ely, Cambridgeshire, CB7 5HE

- Prominently situated in a prime corner position in a busy town centre location
- Retail sales area of 1,412 ft<sup>2</sup> (131 m<sup>2</sup>) plus rear storage of 611 ft<sup>2</sup> (57 m<sup>2</sup>)
- Mainly open plan retail space - plus office, kitchen and separate lavatories
- Situated next to town's main bus stop - internal shutters to windows
- Well-maintained property ready for tenant's internal fit-out
- Reduced Business Rates for qualifying retail businesses in 2021-2022
- To lease at a rent of only £20,000 per annum exclusive - immediately available

# 18-20 High Street, Soham, Ely, Cambridgeshire CB7 5HE

## LOCATION

Soham is a small market town in the county of Cambridgeshire and is located approximately 20 miles north east of Cambridge and 65 miles north of London. The subject property is located towards the southern end of the High Street on one of the main transport routes through the town.

Surrounding occupiers include a mix of typical local operators as well as a number of national retailers including Lloyds Pharmacy, Co-Op, Dominos and Ladbrokes with an Asda Supermarket being situated nearby. Soham is a popular residential town and both primary and secondary schools are located nearby.

## DESCRIPTION

The property comprises a prominently positioned two storey building at the junction of High Street and Brookdam Lane and benefits from a partial return display glazed frontage. The property is of traditional brick elevations rendered with pitched tiled roof.

The ground floor provides a mainly open plan rectangular retail unit with rear stores, office and staff facilities.

## PLANNING

The building has been used as a retail unit for many years 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 property is available by way of a sub lease of the ground floor to expire circa December 2023. Alternatively, a new lease may be available directly from the Landlords.

ACCOMMODATION	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Sales	1,412	131.22
Rear Store	611	56.78
Office	97	9.05
Kitchen	45	4.21
<b>Total Net Area</b>	<b>2,165</b>	<b>201.26</b>

## BUSINESS RATES

The Valuation Office Website states that the 2017 Rateable Value is £25,000, making normal business rates payable of approximately £12,475 for the year from 1 April 2021, then subject to revaluation in 2023. *Occupiers qualifying for Business Rates Relief will pay reduced rates under current rating policies in 2021/2022.*

## VIEWING & FURTHER INFORMATION

### Robinson Layer LLP

Contact: Mark Robinson *MRICS*  
DD: 01223-346195 / 07990-586705  
Email: mbr@robinsonlayer.co.uk

Or our Joint Agent:

### Johnson Fellowes

Contact: Chris Gaskell  
DD: 0121-234-0422 / 07786-515436  
Email: chris.gaskell@johnsonfellowes.co.uk

Our Ref: MBR/4077/210513



## Energy Performance Certificate

Non-Domestic Building



18-20, High Street  
Soham  
ELY  
CB7 5HE

Certificate Reference Number:  
9778-3027-0364-0100-4191

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 213  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 98.07  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built  
87 If typical of the existing stock