



Closed Cambridgeshire Town Centre Restaurant

To Let

Rent **£17,000** per annum (exc VAT)

Closed Cambridgeshire Town Centre Restaurant, 19 Granby Street & 1 Wellington Street, Littleport, Cambridgeshire, CB6 1NE

AT A GLANCE

- Prominent 2 Storey Town Centre Property
- Trade Kitchen
- 6 Bed Private Accommodation
- Free of Tie Lease
- Split Trade Areas on Ground floor
- Rear Patio Garden
- Private Driveway & Garage
- Possible change of use to Bar/Takeaway/Cafe/Retail or Office STPP

Viewing And Further Information

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PROPERTY

A unique opportunity to let a prominent 2 storey town centre property in Littleport near Ely in Cambridgeshire.

The ground floor previously traded as a restaurant, but has been closed for a number of months. Some equipment still remains. Front entrance into lobby with staircase leading to private accommodation. Main bar area with servery still in situ and seating for c30 customers. Sliding doors leading to rear enclosed patio area for c 40 covers. Seperate front dining area with space for up to 45 covers. Trade kitchen with minimal equipment left, but extraction hood is still in situ. Entrance from kitchen to side driveway. Ideal for deliveries.

The ground floor is an ideal trade space in its current registered useage as a restaurant. Alternatively the space would lend itself well as a bar, cafe, takeaway unit, retail or possible office space, subject to planning.

Extensive private accommodation on the first floor, which can be accessed from the front lobby (prior to entering the restaurant area), or further ground floor access to the rear of the property from the driveway. Fire escape stairs to the rear of the property. Large lounge area. 4 double bedrooms (one with en-suite) and 2 single bedrooms. Main bathroom with shower over bath, sink and WC. These rooms could be used in conjunction with the business on the ground floor or possbily let on a private basis.

External areas consist of an enclosed patio graden, previoulsy used in conjunction with the restaurant. Side driveway for 2 vehicles. Garage for 1 vehicle.

PLANNING

The building is not listed but is situated within a conservation area.

Potential to convert ground floor from existing use (A3 Restaurants and cafés) to bar, cafe, takeaway, retail, office or other commercial pending planning.

UTILITIES

The property benefiits from being connected to all mains services

MEASUREMENTS

Site area - 0.086 acres

Total floor area - 3,810 sq ft

FIXTURES & FITTINGS

Any remaining fixtures and fittings left on site at the time lease is agreed will be inherited by the tenant.



THE BUSINESS

There is no business trading on site. No trade is warranted or sold. We have no access to any previous trading information

RATES & CHARGES

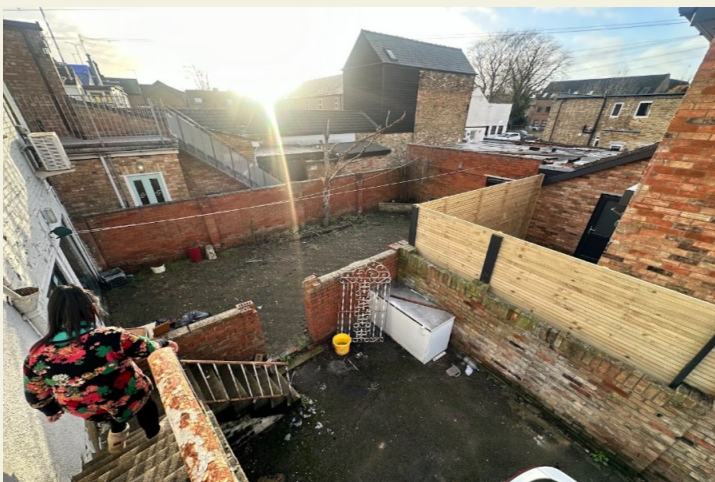
Rateable Value - £12,750 as of 1st April 2026

TENURE

New free of tie lease. Term - in excess of 10 years. Full repairing and insuring. Rent £17,000 per annum (exc VAT). 3 months deposit at £4250 (exc VAT). Guarantor may be required.

PREMIUM

Nil Premium

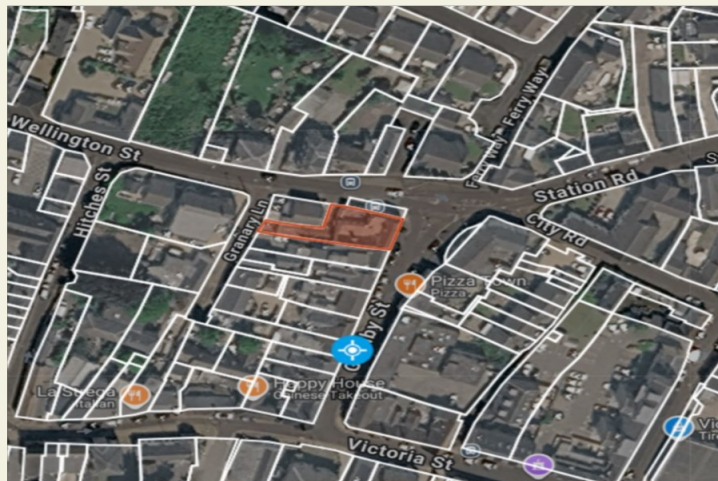




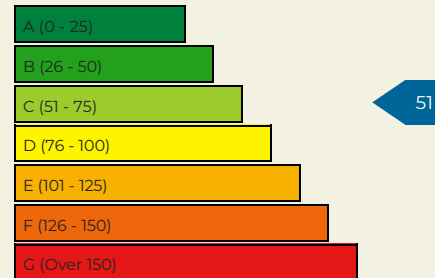
LOCATION

The property is located in the heart of Littleport on Granby Street. Littleport is a large village in Cambridgeshire located approximately 5 miles (8 km) north of Ely. It is situated on the eastern bank of the River Great Ouse, providing scenic river views and easy access to Ely and Cambridge via the A10. Littleport offers convenient transportation options with a railway station (12 minute walk) providing direct links to Ely, Cambridge, and London.

Ely is a historic cathedral city situated on the banks of the River Great Ouse, Ely offers picturesque views and convenient access to major cities via the A10 and its railway station. Ely is renowned for its stunning Ely Cathedral, a masterpiece of medieval architecture that attracts visitors from all over the world. The city has a rich history, with numerous heritage sites, museums, and annual events such as the Ely Eel Festival.



EPC



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