



**5 Melbourne Avenue, March, Cambridgeshire
PE15 0EN**

811.1222297



5 MELBOURNE AVENUE

MARCH, CAMBRIDGESHIRE, PE15 0EN



Agreement

For Sale



Detail

Industrial



Price

OIRO £695,000



Size

528.76 sq m (5,692 sq ft)
on a total site area of approx
1.35 acres



Location

March, PE15 0EN



Property ID

811.1222297

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
BSc (Hons) MRICS
Associate Director

matthew.hunt@eddisons.com
07866 165013
01480 451578

Property

The property provides a prominent corner plot formerly used as a car showroom and sales premises.

The site is protected by perimeter palisade fencing with entry gates.

The main showroom includes staff welfare facilities of kitchenette and WC's together with display and admin and workshop areas.

Externally, there are approximately 100-125 parking spaces.

The whole site measures approximately 1.35 acres.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

| Area | m ² | ft ² |
|-----------|----------------|-----------------|
| Workshop | 155.82 | 1,677 |
| Showroom | 275.73 | 2,968 |
| Tyre bay | 45.61 | 491 |
| Valet bay | 51.60 | 555 |
| Total GIA | 528.76 | 5,692 |

Energy Performance Certificate

Awaiting an EPC.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

Interested parties are advised to make their own investigations to the Local Planning Authority and to confirm their proposed use.

Rates

Charging Authority: Fenland District Council
Description: Showroom and Premises
Rateable Value: £60,500 rising to £62,000 in April 2026

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Price

On behalf of Joint Administrators we are instructed to invite offers in the region of £695,000 for the freehold title.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

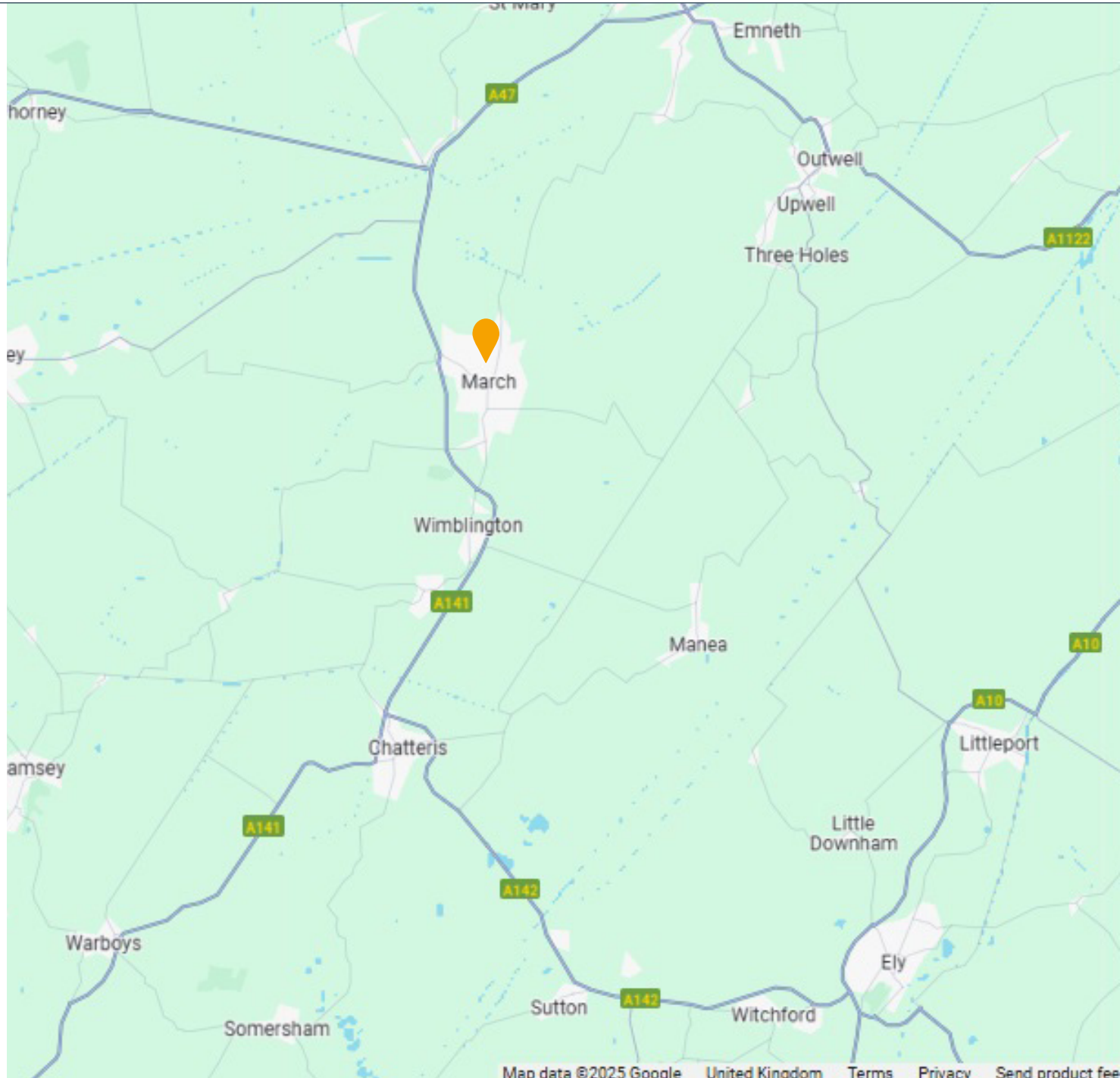
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



Location

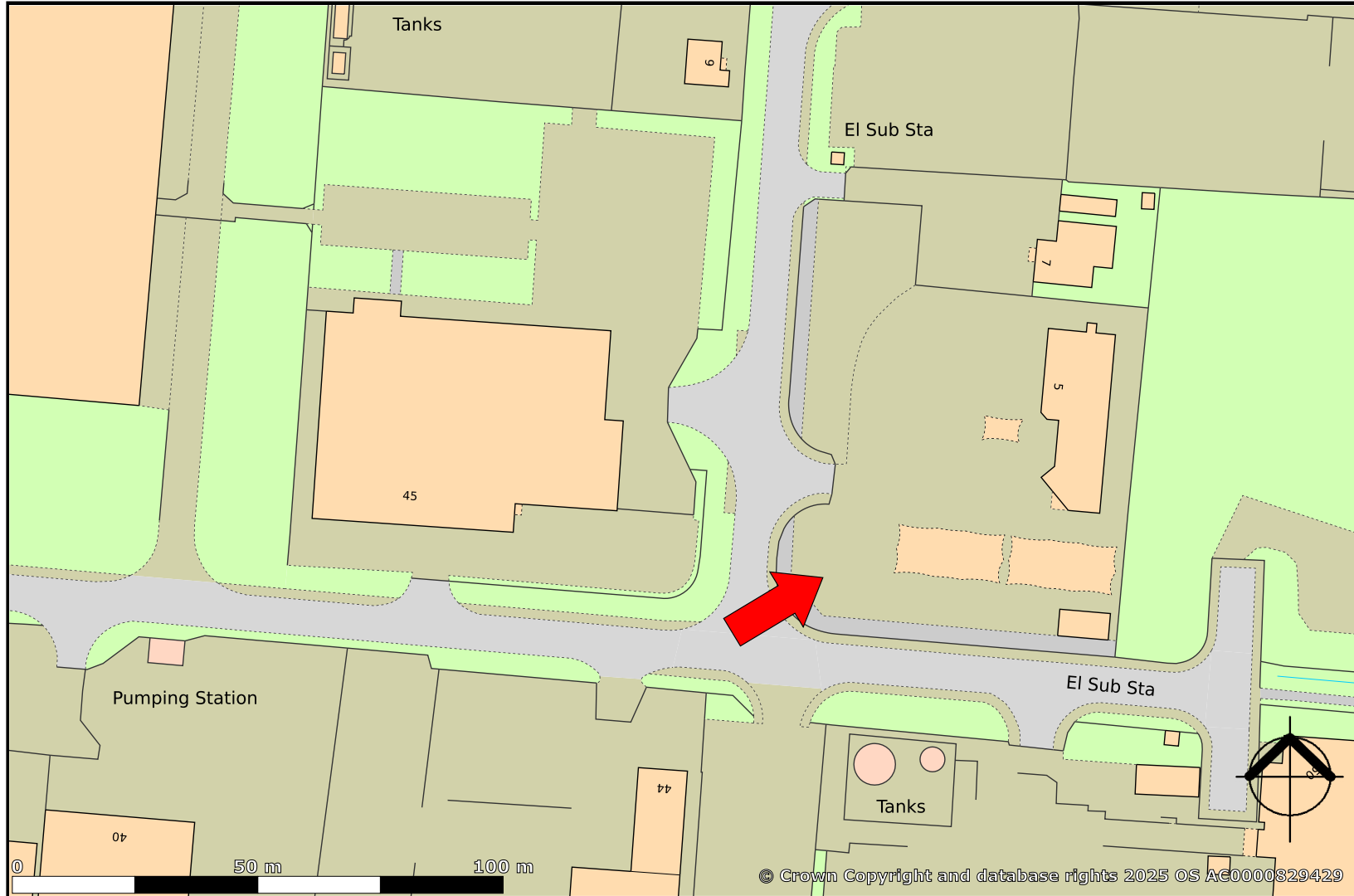
March is a market town located in the Fenland area of Cambridgeshire on the A141 Huntingdon to Kings Lynn road. The town lies approximately 20 miles east of Peterborough, 12 miles south of Wisbech, 20 miles northeast of Huntingdon and 25 miles north of Cambridge.

The property is located on the junction of Hostmoor Avenue and Melbourne Avenue.





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Plotted Scale - 1:1,250