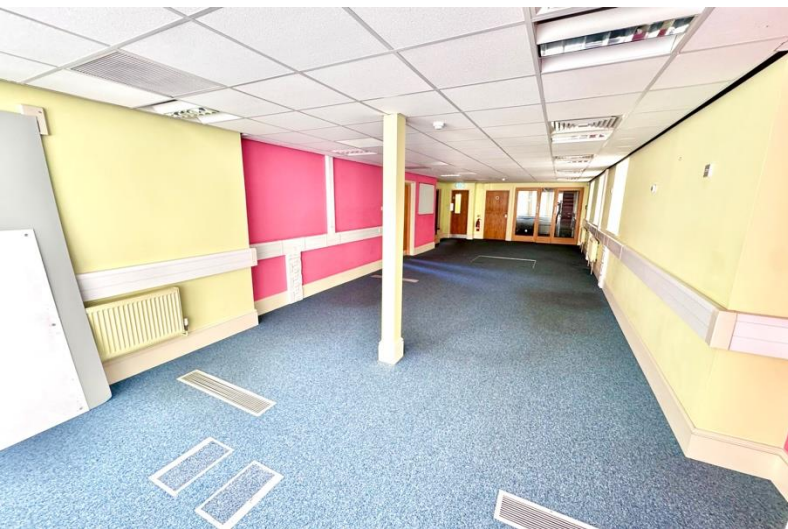




50 High Street, Soham, Ely, Cambs, CB7 5HE

Guide Price £800,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

This two-storey brick-built building is ideally situated on the town's High Street, in the midst of local facilities and offers an excellent mixed-use opportunity. Set over some 0.32 acres (stms), there is circa 4,400 sq ft internally and the building has been used by a worldwide respected marketing company for several years and is now available as office or mixed use (retail/offices/leisure/residential or educational) space, subject to the necessary planning. The building currently has circa 8 offices, kitchen, meeting room, several WC's, plant room, and a generous car park to the rear. Generally presented in good order, this is a great opportunity and early viewing is recommended.

Entrance Lobby - 2.67m x 1.83m (8'9" x 6'0")

A multi-paned window overlooks the front aspect. Radiator. Ceiling light point. Part glazed door opening to:

Reception Hall - 9.32m x 3.43m (30'7" x 11'3")

An attractive staircase rises to the first floor with useful understairs storage beneath. Two radiators. Dado rail. Spotlights and three wall light points. Ornate Coving. Secure Entry/Exit panel. Telephone points. Double doors opening to Office 1. A compact inner lobby provides access to the Kitchen and Office 4.

Office 3 - 6.93m x 4.47m (22'9" x 14'8")

Equipped with two radiators, telephone and power point trunking banks, and office lighting to the ceiling. Large secondary glazed windows enjoy a front-facing aspect.

Kitchen - 4.34m x 2.62m (14'3" x 8'7")

Fitted with units at base and wall level, complemented by roll-top work surfaces over and incorporating a single bowl stainless steel sink with mixer tap. A secondary glazed window together with a multi-paned door opens to the rear garden area. Tiled splash areas. Radiator. Integrated Smeg dishwasher. Integrated fridge. Spotlights to ceiling.

Office 1 - 15.24m x 4.42m (50'0" x 14'6")
Three multi-paned double-glazed windows to the side aspect. Large secondary glazed windows to the front aspect. Office lighting to ceiling. Air-conditioning vents. Hatch leading to steps down to a storage cellar. Several telephone/power point trunking stations. Glazed door and window to office 4. Door to rear lobby. Door to Plant Room.

Storage Room - 2.49m x 1.65m (8'2" x 5'5")
Glazed doors. Air conditioning Unit.

Office 4 - 3m x 2.82m (9'10" x 9'3")
Radiator. Telephone/power point station. Office lighting to ceiling.

Plant Room - 4.24m x 2.87m (13'11" x 9'5")
Fuse boxes. Air conditioning unit. Heat 2 gas fired boiler serving heating system and pumps.

Rear Hall - 4.9m x 0.97m (16'1" x 3'2")
Stairs to first floor. Door to rear parking area. Doors to WC's.



Ladies WC - 3.1m x 1.93m (10'2" x 6'4")
Two toilet cubicles with low level WC,s. Twin wash basins on vanity unit with cupboards under. Tiled splash areas. Radiator. Air hand dryer. Spotlights to ceiling.

Gents WC - 2.97m x 1.6m (9'9" x 5'3")
One toilet cubicle with low level WC. Two urinals. Two pedestal wash basins and tiled splash areas. Radiator. Air hand dryer. Spotlights to ceiling.

Landing - 4.7m x 4.24m (15'5" x 13'11")
Feature wide staircase. Large arched sash window to the side aspect. Ornate coving. Spotlights to ceiling. Radiator. Doors to offices 7 & 8 and opening to office 2

Office 2 - 14.15m x 4.8m (46'5" x 15'9")
Spacious room with three double glazed sash windows to the front aspect and one to the side aspect. Two radiators. Office lighting to ceiling. Telephone and power point trunking stations. Shelved cupboard to corner. Door to office 8.

Office 8 - 4.6m x 2.57m (15'1" x 8'5")
Double glazed window to the rear aspect. Radiator. Office lighting to ceiling. Secure entry/exit.

Office 7 - 5.56m x 4.01m (18'3" x 13'2")
Double glazed multi-paned sash window to the side aspect. Radiator. Office lighting to ceiling. Telephone and power points. Door to offices 2 and 6.



Inner Landing - 7.11m x 0.97m (23'4" x 3'2")
Radiator. Office lighting to ceiling doors to offices 5,6, meeting room and ladies WC.

Office 5 - 4.14m x 3.25m (13'7" x 10'8")
Multi-paned double glazed sash window to the side aspect. Office lighting to ceiling. Cupboard housing Humisteam heating system. Cupboard to corner with fluorescent strip light and fuse boards. Secure entry/exit.

Office 6 - 4.11m x 2.79m (13'6" x 9'2")
Double glazed multi-paned sash window to the side aspect. Office lighting to ceiling. Telephone points. Door to office 7. Secure entry/exit

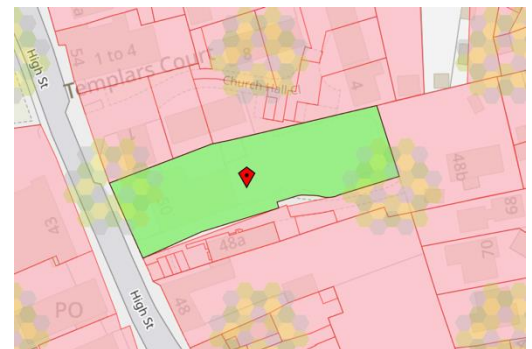
Meeting Room - 4.52m x 3.15m (14'10" x 10'4")
Two multi-paned double glazed sash windows to the side aspect. Spotlights to ceiling. Telephone and power trunking points. Secure Entry/Exit.

Ladies WC - 2.54m x 2.03m (8'4" x 6'8")
Twin wash basins on vanity unit. Single cubicle with low level WC. Air hand dryer. Radiator. Tiled splash areas. Spotlights. Multi-paned double glazed sash window to the side aspect. Built-in storage cupboard.

Rear Landing - 1.98m x 1.07m (6'6" x 3'6")
Stairs down to rear hallway. Multi-paned double glazed sash window to the rear aspect. Ceiling light point. Part glazed door to inner landing. Door to:

Gents WC - 2.08m x 0.97m (6'10" x 3'2")
Low level WC. Wash basin. Radiator. Extractor fan. Air hand dryer. Window to side aspect. Spotlights to ceiling.

Outside
The frontage of the property is directly onto the High Street opposite the Post Office and Co-Op store.. It has an area of tarmac suitable for further parking and a driveway to the side leading to the rear car park. The rear of the property has a gravelled car park, accessed via lockable iron gates and with a large patio garden and fenced area containing the Air Conditioning system.



Property Information

Local Council is East Cambridgeshire District Council.

The site is Freehold with registered Title CB243270.

The site sits within the Soham Conservation Area therefore restrictions apply.

The property is sold subject to & with the benefit of all Wayleaves, Easements and Rights of Way whether or not specifically mentioned.

Mains water, drainage, gas and electricity are connected.

The property is currently within Use Class E of the Town & Country Planning Order 1987.

The site area is approximately 0.129 hectares (0.3209 acres) stms.

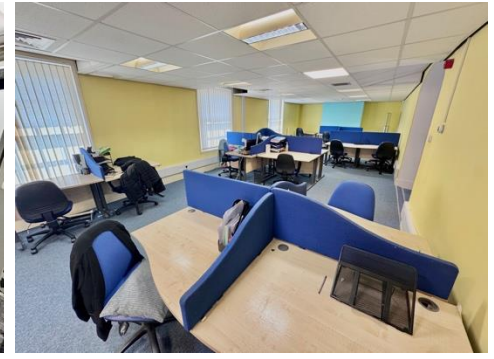
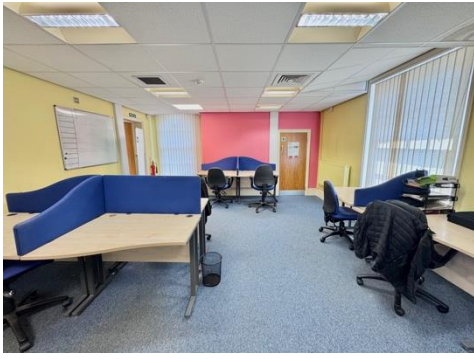
The property has not been elected for VAT.

The offices are currently let to Blue Donkey Ltd until 22/12/2030, although vacant possession will be offered

The site forms part of site allocation SOH13 in the East Cambridgeshire Local Plan 2015.

Estimated broadband speeds are Standard 17Mbps, Superfast 80Mbps and Ultrafast 1800Mbps.





Floor Plan

Approx Gross Internal Area
414 sq m / 4461 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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