



## Retail in CB7

St. Marys Street, Ely, Cambridgeshire, CB7  
4ES

**£270,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Freehold Property
- ✓ Vacant Possession
- ✓ Commercial & Residential
- ✓ Viewing Highly Recommended

## Description

FOR SALE BY AUCTION: terms and conditions apply.

The property is a 3-storey commercial building which has a cellar, first floor office/retail space with shower room and kitchen and a first floor one bedroom flat. The property has part double glazing and gas central heating and is located in a prime position, just off the City High Street.

Office 1 - 4.65m x 4.47m (15'3" x 14'8") Multi-paned entrance door into small entrance lobby. Double glazed window to the front aspect. Fusebox. Two fluorescent strip lights. Steps down to cellar.

Office 2 - 4.29m x 3.05m (14'1" x 10'0") High level window to the side aspect. Fluorescent strip lighting.

Kitchen - 2.82m x 2.39m (9'3" x 7'10") Understairs storage cupboard with hot water tank and shelving. Sliding door to Shower Room. Doorway to stairwell leading to the first floor and UPVC double glazed door to the side. Window to the side aspect. Single bowl stainless steel sink. Radiator. Fluorescent strip lighting.

Shower Room - 1.37m x 1.14m (4'6" x 3'9") Shower cubicle to corner. Low level WC. Corner wash basin. Ceiling light point.

Cellar - 4.65m x 4.47m (15'3" x 14'8") Power and light. Exposed brick walls.

Landing - 2.44m x 1.68m (8'0" x 5'6") Ceiling light point. Sliding door to Shower Room.

Shower Room - 2.44m x 1.24m (8'0" x 4'1") Shower cubicle. Low level WC. Pedestal wash Basin. Heated towel rail. Extractor fan. Ceiling light point.

Kitchen/Diner - 4.19m x 3.05m (13'9" x 10'0")

Living Room - 4.47m x 3.84m (14'8" x 12'7") Two sash windows to the front aspect. Radiator. Access to loft space. Coved ceiling with light point. Telephone point.

Bedroom - 2.82m x 2.39m (9'3" x 7'10") Double glazed window to the side aspect. Radiator. Ceiling light point.

Property Information Local Council is East Cambridgeshire District Council The property is Freehold with registered title CB Flood risk is very low Restrictions apply but there are no Wayleaves, Easements or Rights of Way according to the seller. Estimated Broadband speeds are Standard mbps, Superfast mbps & Ultrafast mbps

Location:

St. Mary's Street (CB7 4ES) in Ely, Cambridgeshire, is a highly desirable, historic area located in the heart of the city, just a short walk from Ely Cathedral and the River Great Ouse. Known for its charm, the street features historic homes and provides easy access to the city's market, shops, and transport links to Cambridge and London.

Price: Starting Bid £270,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

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## EPC

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## Tenure

Title number; CB228921 - Freehold

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



St. Marys Street, Ely, Cambridgeshire, CB7 4ES

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBC<http://www.norfolkpropertyauctions.com>**

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