

# COMMERCIAL PROPERTY FOR SALE

Lynn Road  
Ely  
CB7 4EG

**2,110 sq ft**  
**196.03 sq m**

- Rare Freehold Opportunity
- Prominent Location
- Potential for Mixed Use Redevelopment STP
- Guide Price of £450,000



**Carter Jonas**

## LOCATION

The property is located in Ely, a Cathedral City and civil Parish approximately 12.1 miles northeast of Cambridge. It is situated just off of the High Street in the city centre, within walking distance of Ely Railway Station (approximately 0.6 miles), with the Cathedral providing a scenic backdrop located just 430 ft to the southwest. Surrounding commercial uses are predominantly retail.

The property benefits from close proximity to the A10 and A142 (approximately 0.8 and 0.9 miles respectively), which provide access to the wider national road networks.

## DESCRIPTION

The property provides a rare opportunity to acquire the freehold interest of a period building, in a prominent location. The accommodation is currently divided across 3 units, however, could be suitable for a single occupier. Accommodation is provided over ground and first floors, with an additional basement area suitable for storage. Externally the property benefits from a small courtyard area housing a timber shed providing additional storage.

The property possesses a return frontage to St Mary's Street and Lynn Road with areas of full height glazing. Internally the property benefits from painted and plastered walls and ceilings, incandescent and strip lighting and timber flooring.

The property may be suitable for partial residential conversion, on the first floor, subject to obtaining necessary planning consents.

## ACCOMMODATION

Total: 2,110 sq ft (196.03 sq m) on a GIA basis excluding the basement area.

Breakdown available on request.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## BUSINESS RATES

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

## TENURE

Available by way of freehold purchase

## PRICE

Freehold guide price: £450,000

## VAT

We assume VAT will be payable on any sums due.

## EPC

TBC

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful purchaser. In submitting a bid, you agree to provide such information when the terms are agreed.

## VIEWING

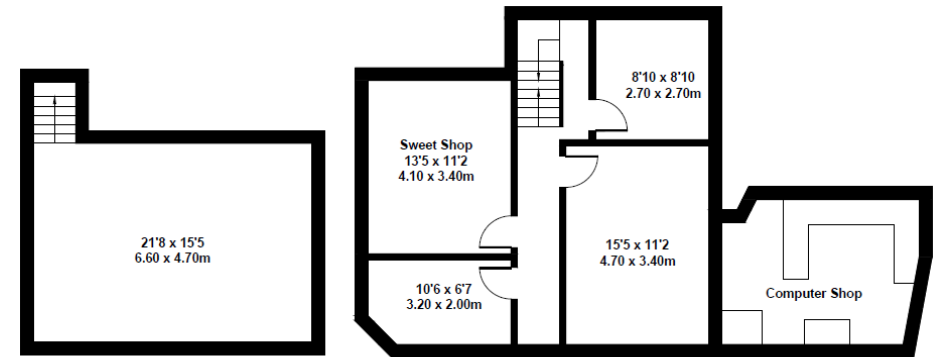
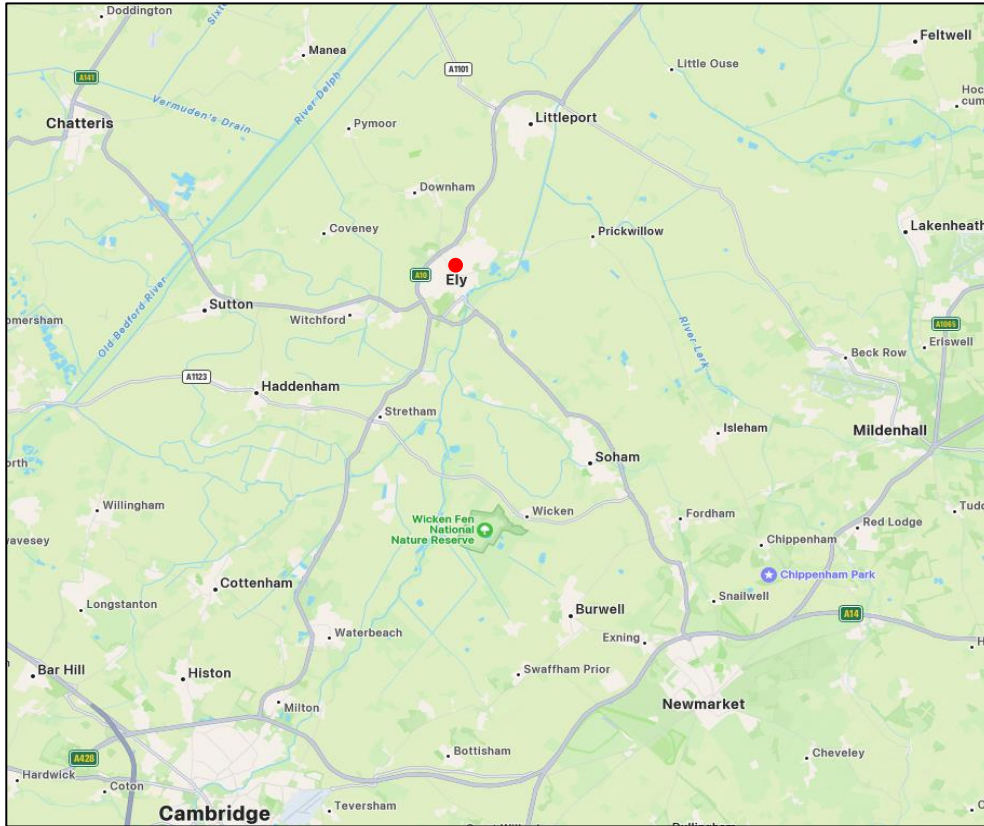
Strictly by appointment with agents.



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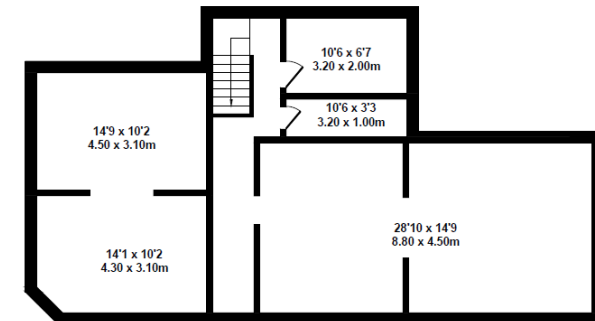


## LOCATION MAP



CELLAR

GROUND FLOOR



FIRST FLOOR

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. May 2025.

## CONTACT

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