



## FOR SALE

6 Quay Court  
Stow-cum-Quay  
Cambridgeshire  
CB25 9AU

179.33 Sq m (1,930 Sq ft)

- Freehold, with vacant possession
- Self-contained, 2 storey office in pleasant location, surrounded by open countryside
- 5 allocated parking spaces
- Offers in the region of £300,000
- No VAT payable



## Location

Stow-cum-Quy is located approximately 5 miles East of Cambridge, 10 miles west of Newmarket and 12 miles south of Ely. Stansted Airport is located approximately 30 miles south. Stow-cum-Quy is situated off junction 35 of the A14, and 8 miles east of the M11 motorway which provides direct access to London and the south.

Quy Court is situated to the north of Stow-cum-Quy, with access off Main Street and Colliers Lane. The village is served by two public houses, a convenience store, post office, church, village hall, spa and hotel.

## Description

The property comprises a semi-detached office building spread over ground and first floors. The external elevations are of brick construction (covered with weatherboarding) under a pitched roof with pan-tiles. The ground floor provides an entrance hallway and versatile office/laboratory space. The first floor provides an open-plan office with high ceilings, kitchen and WC.

5 parking spaces are allocated to the property.

## Accommodation

The property has the following approximate Gross Internal Areas:

Ground Floor	89.52 sq m	963 sq ft
First Floor	89.81 sq m	966 sq ft
<b>Total</b>	<b>179.33 sq m</b>	<b>1,930 sq ft</b>

## Planning

The property has been used as offices falling under Class B1(a) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

## Uniform Business Rates

Rateable Value: £27,250 (as per 2023 VOA Ratings List)

Rates Payable: £13,597 per year (based on business rates multiplier of 49.9 pence in the pound)

## Service Charge

There is a service charge payable for upkeep of the common areas of Quy Court. Further details are available on request.

## EPC

The property has an EPC Rating of B.

## Terms

The property is available for sale freehold with vacant position. The vendor is inviting offers in the region of **£300,000**.

We understand VAT will not be applicable to the sale price.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith or Luke Davenport:

Tel: 01223 213 666

Email: [alexander.smith@cheffins.co.uk](mailto:alexander.smith@cheffins.co.uk)  
[Luke.davenport@cheffins.co.uk](mailto:Luke.davenport@cheffins.co.uk)

Further information is available in the property data room. Please contact the agents for access.



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