



SITUATION

Located close to the junction with Church Street in the heart of the village with a wide selection of local traders and a variety of independent retailers all serving the local community.

Somersham is an attractive village situated approximately 13 miles north of Cambridge and 10 miles west of Ely.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Convenience Store & Post Office** with separate front access through to a **Self-Contained Flat** on first and second floors. In addition, the property includes a **Rear Garden** with part covered metal patio.

ACCOMMODATION

Ground Floor Convenience Store & Post Office

Gross Frontage 36'0"
Internal Width 29'7"
Shop Depth 54'0"
Built Depth 75'3"
Area Approx. 2,000 sq ft
WC

First & Second Floor Flat

First Floor:

4 Rooms, Kitchen, Bathroom/WC (Area Approx. 1,140 sq ft)

Second Floor:

1 Room (Not Inspected)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. G. Gunasekara as a Costcutter, Off Licence and Post Office** for a term of 15 years from 16th December 2023 (**renewal of a previous 25 year lease**) at a current rent of **£24,000 per annum** exclusive.

Rent Reviews 2028 & 2033

£24,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Rooks Rider Solicitors

Tel: 020 7689 7000 Ref: Anthony Shalet

Email: ashalet@rooks rider.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**