T Payne & Co
SALES & LETTINGS

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High Street, Chatteris, Cambs, PE16 6BH

Popular Bakery & Cafe Premises With Separate Residential Property - Tenanted Commercial Investment Opportunity – Well Positioned In High Street Location - Three Story Building - Current A3 Business Usage - Main Retail Space In Addition To Maisonette with 2 Bedrooms, Lounge/Diner & Kitchen - Roof Terrace & Private Parking to Rear - Call To View (01354) 696700

£240,000







An opportunity to acquire a commercial property with a tenant in place. The existing commercial leasehold will be transferred to the new owner upon sale. Together with separate residential 2 bedroom accommodation above.

Currently a popular bakery and small café in a prime, high street position in the market town of Chatteris, Cambridgeshire, with accommodation above which is currently unoccupied.

RETAIL SPACE

9.14 m x 4.86m (max)
Full size window and door to front.

Worktop space with stainless steel sinks, electric radiator, small office area, steps to Pantry/Store which has shelving and window to rear and WC, comprising of low level WC and wash hand basin with window to rear.

ACCOMMODATION
Separate entrance from the rear there is a 2 Bedroom Maisonette with 2 Bedrooms, kitchen, lounge/Diner and shower room

First Floor
Kitchen 2.62m (8'7") x 2.30m (7'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, window to front, tiled flooring, fully tiled walls, door to:

Lounge/Diner 4.72m (15'6") x 3.62m (11'11")
Two windows to rear, walk-in storage cupboard and electric radiator.

Second Floor
Shower Room
Fitted with three piece suite comprising, corner shower enclosure and low-level WC fully tiled walls, window to front, vinyl flooring, extractor fan, door to:

Landing
Airing cupboard, stairs to first floor and doors to:

Bedroom 1
4.76m (15'7") x 2.62m (8'7")
Window to rear, electric radiator, door to:

Bedroom 2
2.88m (9'5") x 1.85m (6'1")
Window to rear, electric radiator, door.

Outside
Parking is to the rear with shared access. (no customer parking)

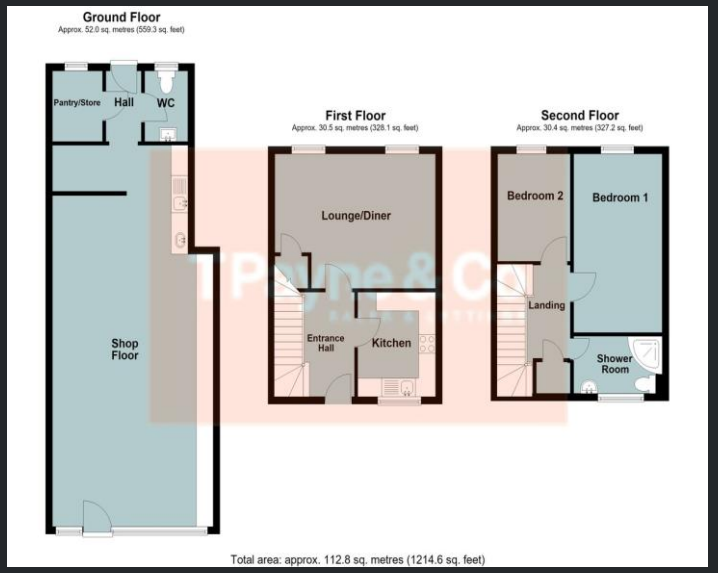
There is a roof terrace to the rear.

Viewing by appointment only - Call to view (01354) 696700

EPC Rating: D

CEPC Rating: B

Note:
Current rent from the bakery/cafe is estimated to be in the region of £9,000 to £12,000 per annum.



Call to arrange a viewing 01354 696700

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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