



Unit 1E, Highgate Farm Over Road, Cambridge, CB24 5EU
£500 Per Calendar Month
TO LET



rah.co.uk
01223 323130

CAFE/BUSINESS UNIT

650 SQ FT (60.42 SQ M)

TO LET

- New lease available
- Car parking
- Personnel access door

Location

Willingham is located around 10 miles north of Cambridge and accessed via the B1050 from the A14, around 5 miles distance. High Gate Farm is located in Willingham off Over Road approximately 4 miles from Junction 29 (Bar Hill) of the A14.

Description

High Gate Farm comprises an eclectic mix of commercial occupiers including a beauticians, therapist, hairdressers, farm shop, butchers, car repairs and café.

Accommodation

Unit 1E – 650 sq ft (60.42 sq m)

The unit is currently an open plan space operating as a café/tea room. Currently fitted out as a restaurant but could be used for any business in Class E (Commercial, Business and Services).

Services

No service charge is currently exercised for the commercial communal areas.

Terms

The unit is available to let on a new three year internal, repairing and insuring lease. Lease to be contracted outside the Landlord and Tenant Act. Both parties will have the right to terminate the lease after the end of the 12 month of the term on 3 months prior written notice.

Rent

Rent: £6,000 per annum plus VAT.

Rates

Quoting rents are exclusive of Business Rates, utilities and VAT. Business Rates quoted are sourced from the VOA website. Please make your own enquiries at www.voa.gov.uk

Legal Costs

Each party to pay their own costs.

Planning

Use Class E (Commercial, Businesses and Services).

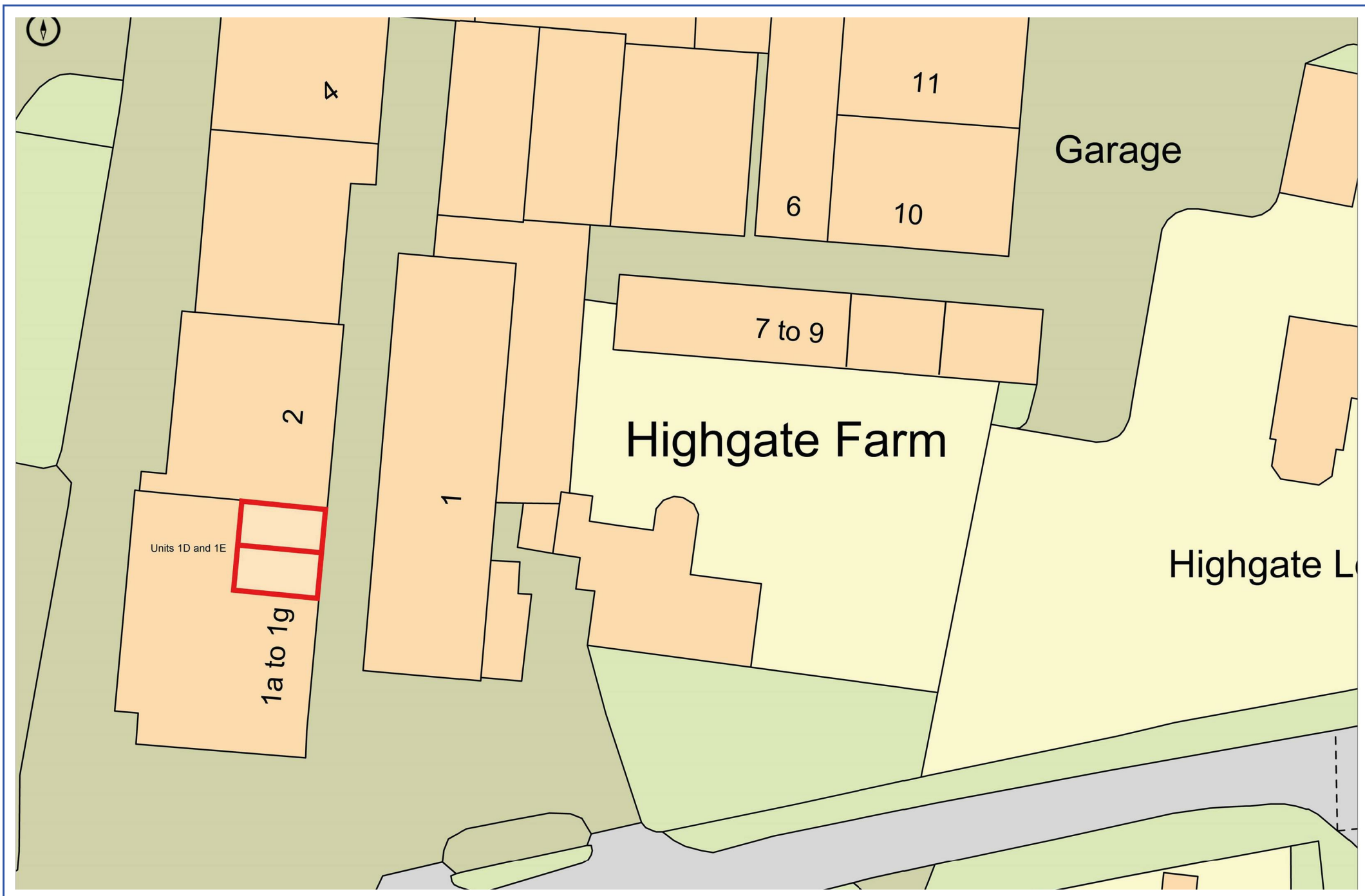
Property/Letting Type

Commercial and Office.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold & Harris. Contact Nick Harris on tel: 01223 819315, or email: nharris@rah.co.uk





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

