

Business premises - TO LET Pool Barn, Park Farm, Stow-cum-Quy, Cambridge, CB5 9AD

Approx 2,023 sq ft (187.9 sq m)

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JONAS

The Property People



- Detached building
- Close to A14 and with easy access into Cambridge
- Rural location
- Considered suitable for a variety of commercial uses (subject to planning)

Location

Stow-cum-Quy is located to the north of Cambridge, approximately half a mile from the A14. The property is situated within the village and benefits from a Cambridge postcode and telephone number and a peaceful, rural setting whilst enjoying a less congested environment than central Cambridge.

The A14 provides access to the West Midlands and the East Coast ports. The M11 (J14) is approximately 5 miles distant, providing direct access to Stansted Airport and London, via the M25. Cambridge rail station provides direct lines to London Liverpool Street and Kings Cross stations. The Newmarket Road Park and Ride facility is approximately 1 mile from the property.

Description

Park Farm comprises a number of farm/commercial buildings together with a residential property. The available unit has been converted into a swimming pool building but is considered suitable for a number of various other commercial uses, subject to planning.

The building has the following approximate gross internal floor areas:

Ground floor	1,628 sq ft	(151.2 sq m)
Mezzanine	395 sq ft	(36.7 sq m)
TOTAL	2,023 sq ft	(187.9 sq m)

Terms

The accommodation is available to let on a new lease for a term of years to be agreed, subject to periodic upward only rent reviews as appropriate.

The lease would be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II.

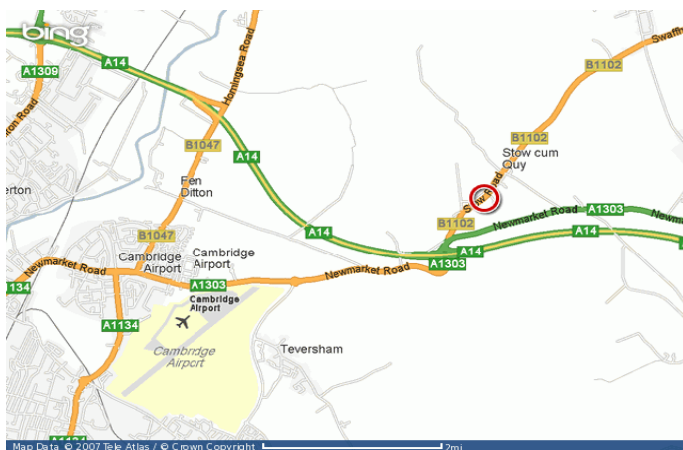
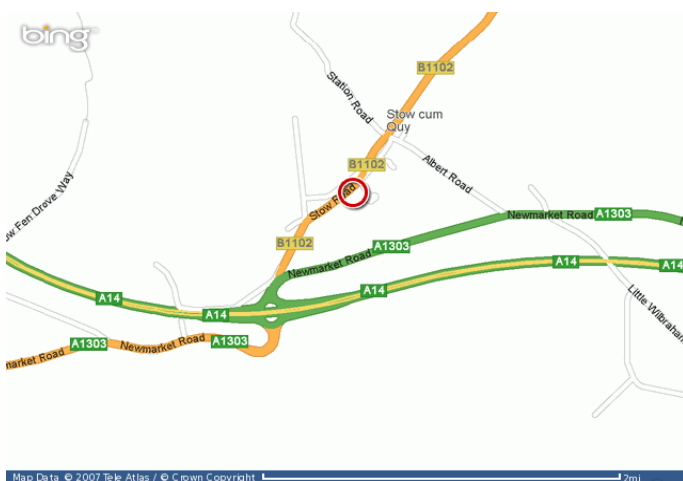
Rent

£36,500 pa exclusive of outgoings and subject to VAT

Business Rates

To be assessed.

Interested parties should contact the business rates department of South Cambs' District Council for confirmation of any relief / adjustment applicable to rates payable.



carterjonas.co.uk/commercial

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