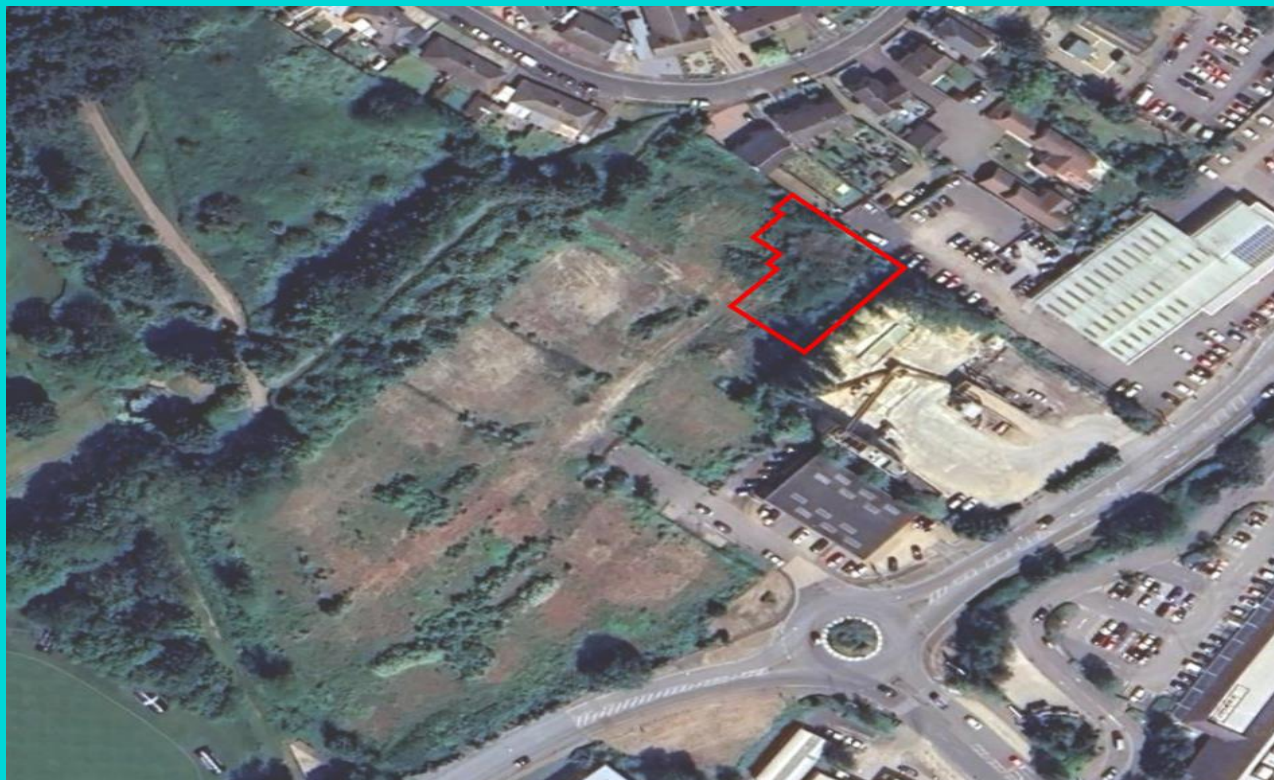


# Commercial Freehold For Sale Or Development Opportunity To Let

Former Westmills Food Site  
Angel Drove, Ely, Cambridgeshire, CB7 4DT



## Contact

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## Location

The subject property is located in Ely, a cathedral City in Cambridgeshire. The site is located opposite the railway station on Angel Drove. The surrounding area is a mix of commercial and residential with both local and national occupiers. The subject site is located near the City center, providing easy access to local amenities. The City also benefits from good transport links via Ely Railway Station, which offers regular service to Cambridge and London.

## Description

The site was previously occupied by Westmill Foods. All buildings have been demolished and the site has been cleared. The commercial opportunity extends to 0.25 acres and forms part of a larger residential led development. The commercial site is to be accessed via the residential development as shown on the plan.

## Tenure

The approximate extent of the freehold property for sale or to let is shown red on the plan.

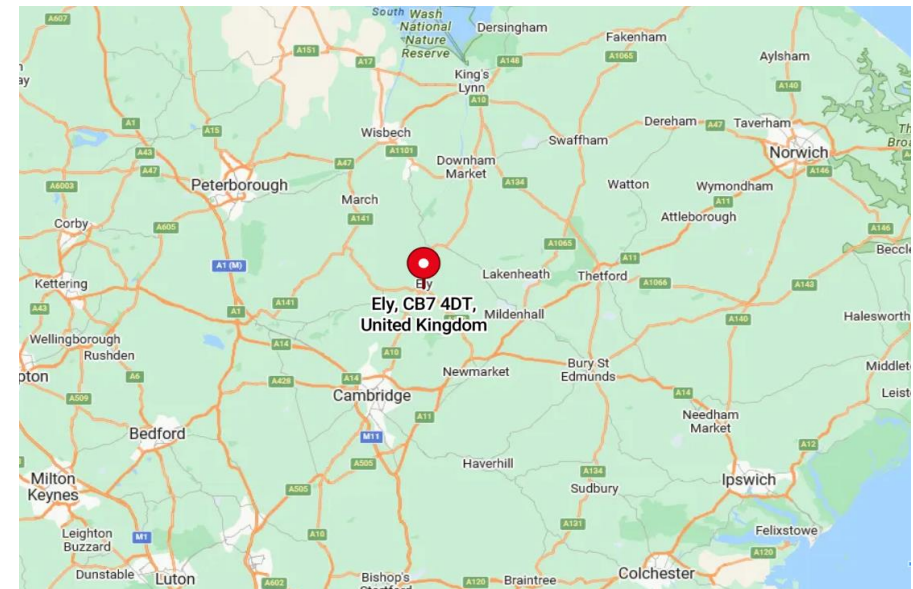


## Transport Links

**Bus** – Located within a short walking distance are key bus stops that provide both local and regional services. Ely Market Street Bus Stop provides frequent buses connecting to Cambridge and surrounding areas.

**Rail** – Ely Railway Station is approximately a 5-minute walk from the subject and offers regular service to major destinations including: London Kings Cross (70 minutes), Cambridge (20 minute), Peterborough (30 minutes), and Stanstead airport (60 minutes)

**Road** – The Site provides good connectivity through key routes such as; the A10 which links directly to the M11 towards Cambridge and the A142 which connects Ely to Newmarket, where it intersects with the A14.

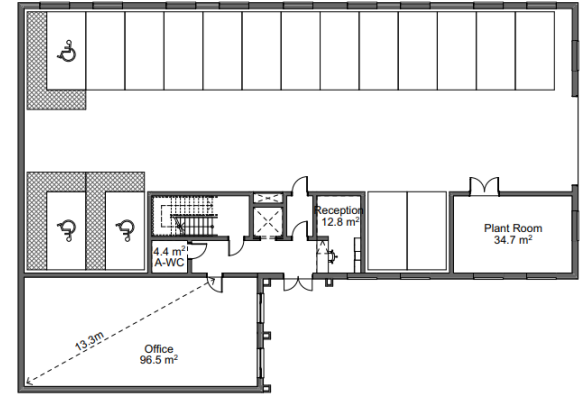


## Town Planning

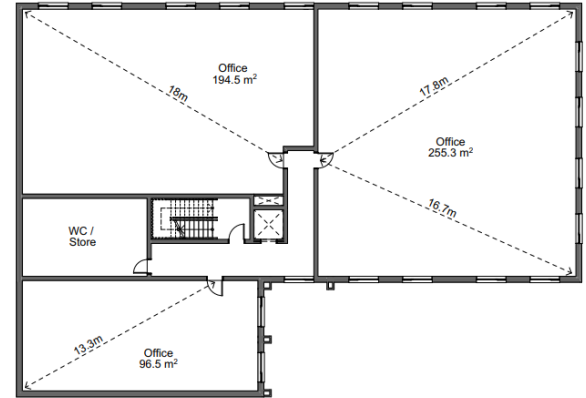
The former Westmills Food site benefits from a detailed planning consent for residential and commercial development approved by East Cambridgeshire District Council reference: 21/00535/FUM

The commercial site has planning permission for commercial floorspace (Use Class E) and associated landscaping and parking provisions.

It is envisioned by the Council that the development will be similar to the layout and illustrations provided below and in particular the Council would wish to see an office type development delivered.



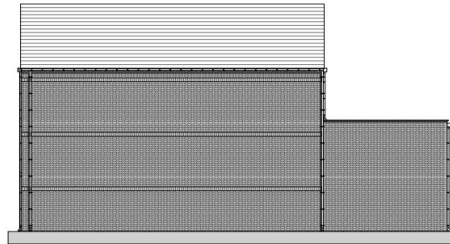
Ground Floor



First Floor



North West Elevation



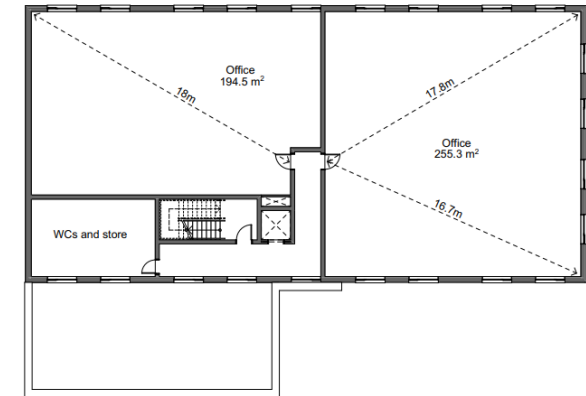
North East Elevation



South East Elevation



South West Elevation



Second Floor

## Viewings

Strictly via appointment through Rapleys.

Viewing days will be arranged during the course of the marketing period.

## Expressions of Interest

Interested parties are requested to lodge an expression of interest detailing their proposal for the site.

Our client reserves the right not to accept the highest or any other offers received.

## Identity Checks/ AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

## VAT

The property elected for Value Added Tax which will be charged at the prevailing rate.

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