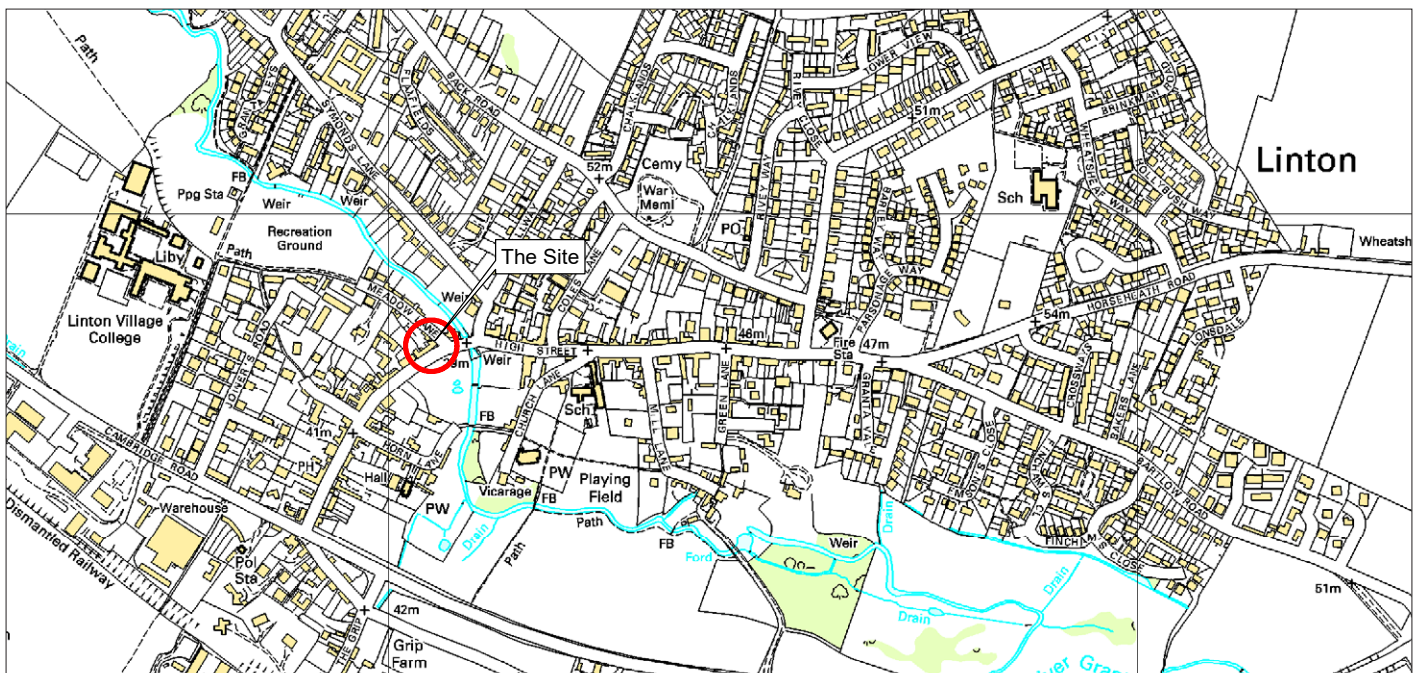


FOR SALE or TO LET
61 High Street, Linton, Cambridgeshire, CB21 4HS

Located on the High Street in the popular settlement of Linton.
A grade 2 listed building undergoing complete refurbishment. Use class E.
69.21m² (745ft²)





Location and Directions

61 High Street can be easily found using the location plan in these particulars.



Description

An attractive timber framed unit under a pantile roof, formerly one of a row of cottages which now comprise a variety of commercial uses.

The refurbishment will provide an open retail area on the ground floor with rear kitchen. On the first floor an admin office and storage area and separate bathroom. The building offers a total gross internal footprint

of approximately 69.21m² (745ft²) as shown on the attached floor plan.

Planning

The property lies in the area covered by South Cambridgeshire District Council. Potential purchasers must satisfy themselves on all planning and potential planning for the site.

Planning application reference 21/04722/FUL for change of use from Class E to Class C3 residential was refused in December 2021. Listed building consent for various structural works and refurbishment was given reference 21/02551/LBC

EPC

Certificate number 4850-1109-0771-9716-1933.
Energy Rating D

Rateable Value

Currently there is no assessed rateable value for 61 High Street

Tenure and Possession

The property is owned freehold with vacant possession upon completion. To let a three-year FRI lease is offered. Further details are available from the selling agents.

Services

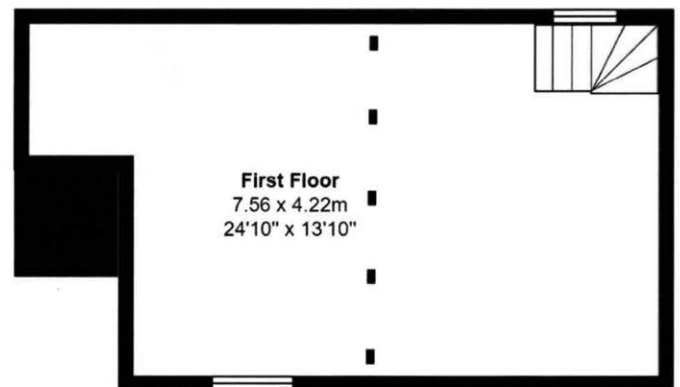
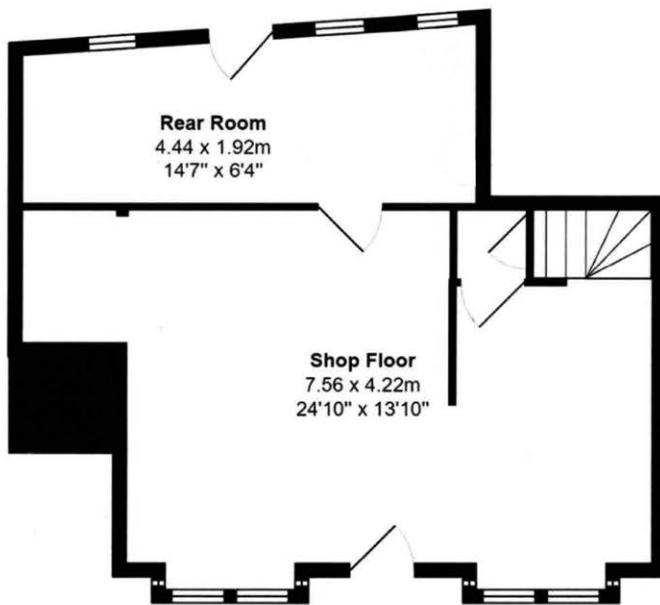
Mains water, mains electricity, mains drainage are all connected.

Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants, and rights of way, whether or not disclosed. There is a right of way to the rear of the property from the private road.



EXISTING LAYOUT



Local Authority

South Cambridgeshire District Council,
South Cambridgeshire Hall,
Cambourne Park, Cambridge,
Cambridgeshire, CB23 6EA.

Telephone: 0345 045 5215

Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety, especially due to the current nature of the property and any building works.

Plans, Areas, and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled

Terms

The property is offered for sale or to rent.

VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

Legal costs

Each party to bear their own legal costs associated with the transaction

Contact

Jim Bryant at Bryant Land and Property

Telephone: 01223 842675

Email: jim@bryantlandandproperty.com

Address:

Manor Farm,
Manor Road,
Little Shelford,
Cambridge, CB22 5HF

Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1** The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2** All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3** No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4** The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.
- 5** Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property accepts no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



Bryant Land and Property

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