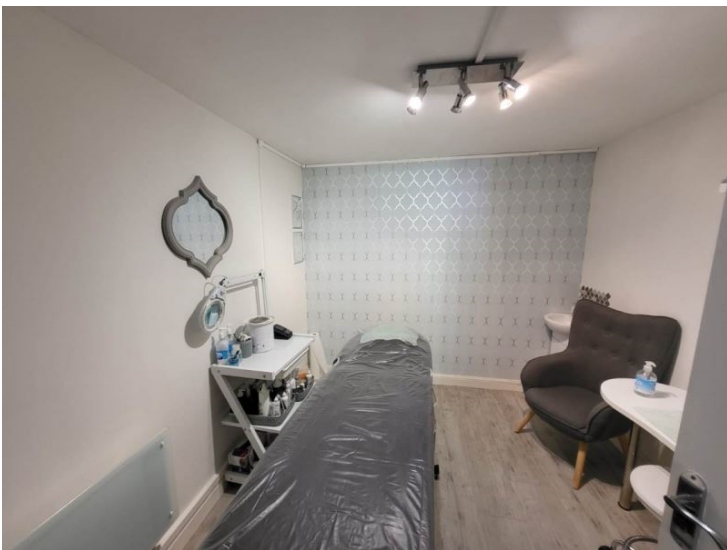
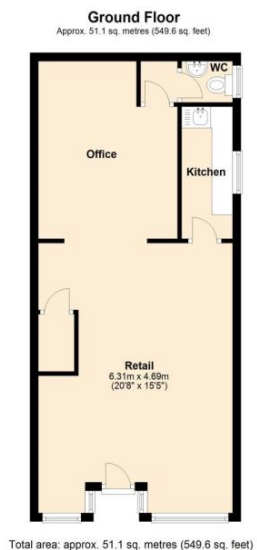




High Street
SG8 6DZ

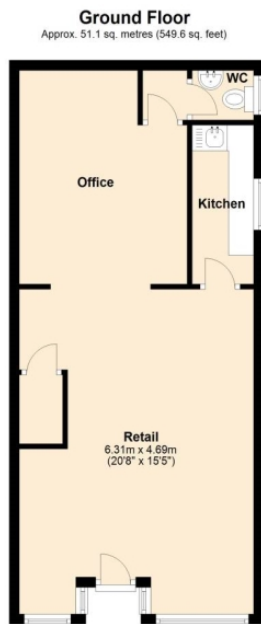
£1,100 Monthly

abode



01763259888

Abode are delighted to offer this commercial property in the centre of the popular village of Melbourn, South Cambridgeshire. The property is currently used as a coffee shop who will be vacating the premises, the property is located in a high visibility area near the centre of Melbourn High Street. Occupying the ground floor of a detached house, this property is offered for lease on negotiable terms. In good presentation throughout, with street facing retail area, a second private reception room, kitchen and WC totalling 549 square feet. Regrettably external extraction is not possible at the property. The property has a rateable value of £7,300 and would attract 100% small business rate relief.. Viewings available by prior appointment only, No annual service charge, building insurance is payable on the lease.



Total area: approx. 51.1 sq. metres (549.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	