



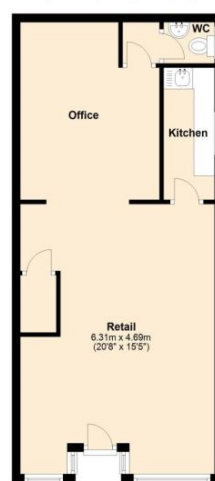
High Street  
SG8 6DZ

£1,150 Monthly

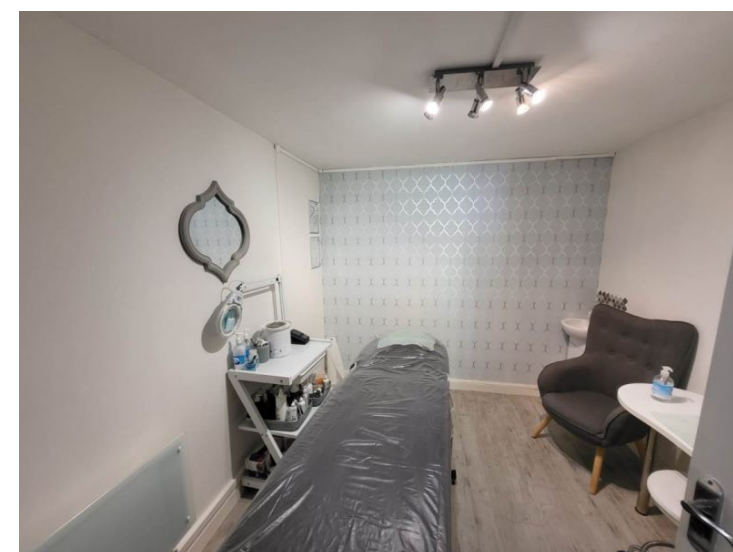
abode



**Ground Floor**  
Approx. 51.1 sq. metres (549.6 sq. feet)



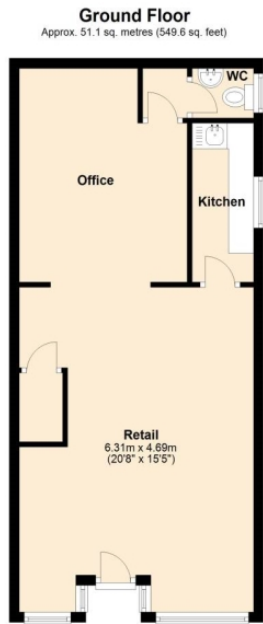
Total area: approx. 51.1 sq. metres (549.6 sq. feet)



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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	AWAITING VALUES	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	