Cambridgeshire CB7 4PE

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Freehold Veterinary Investment with Development Potential

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Property Information

Freehold Veterinary Investment with Development Potential

- Let to Companion Care (Ely) Ltd (subsidiary of Pets at Home) until 2041 (subject to 2036 option)
- Modern veterinary practice with on site parking t/a Vets4Pets
- Approx Floor Area of 128.52 sq m (1,383 sq ft)
- Situated in an affluent cathedral city within a well-established residential area.
- Suitable for future change of use or redevelopment (subject to consents)
- Site area of approx. 0.03 Ha (0.08 acres) with a low site coverage of 32%
- Nearby occupiers include Waitrose & Partners, Iceland and B&M

Lot Auction

2 11th December 2025

Rent Status

£17,500 per Annum Exclusive Available

Sector Auction Venue

Vet, Development Live Streamed Auction

Location

Miles 13 miles north of Cambridge, 30 miles south east of

Peterborough

London Stansted Airport

Roads A10, A142

Rail Ely Railway Station

Situation

Ely is a historic and well-connected city with a strong residential presence. The property is located on Newnham Street, near the junction with Market Street, in the heart of the city, situated opposite the entrance to the Paradise Leisure Centre. The immediate surroundings comprise mainly residential dwellings, with a Waitrose & Partners, Iceland supermarket and B&M store situated directly behind the property. The property is also within easy walking distance of the city's High Street, where occupiers include Pizza Express, Caffè Nero, Costa, Gails, FatFace and Boots.

Tenure

Freehold

Description

The property comprises a modern veterinary practice arranged on the ground and first floors benefitting from separate external access to the first floor and customer car parking to the rear upon a total site area of 0.03 Ha (0.08 acres). The property may be suitable for future change of use or redevelopment subject to the lease and necessary consents. The Tenant is currently due to undertake substantial internal refurbishment works.

VAT

VAT is applicable to this lot.

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Veterinary Practice	67.15 61.37	(723) (661)	COMPANION CARE (ELY) LTD (wholly owned by Pets at Home) t/a VETS4PETS (1)	A term of years until 17/05/2041 (2)	£17,500	18/05/2031 18/05/2036
Total		128.52	(1,383)			£17,500	

⁽¹⁾ Companion Care was established in 2001 and is wholly owned by Pets at Home. Companion care trade under the name Vets4Pets and currently operate from over 130 location (www.vets4pets.com).

⁽²⁾ The lease provides a tenant option to determine on 17/05/2036.

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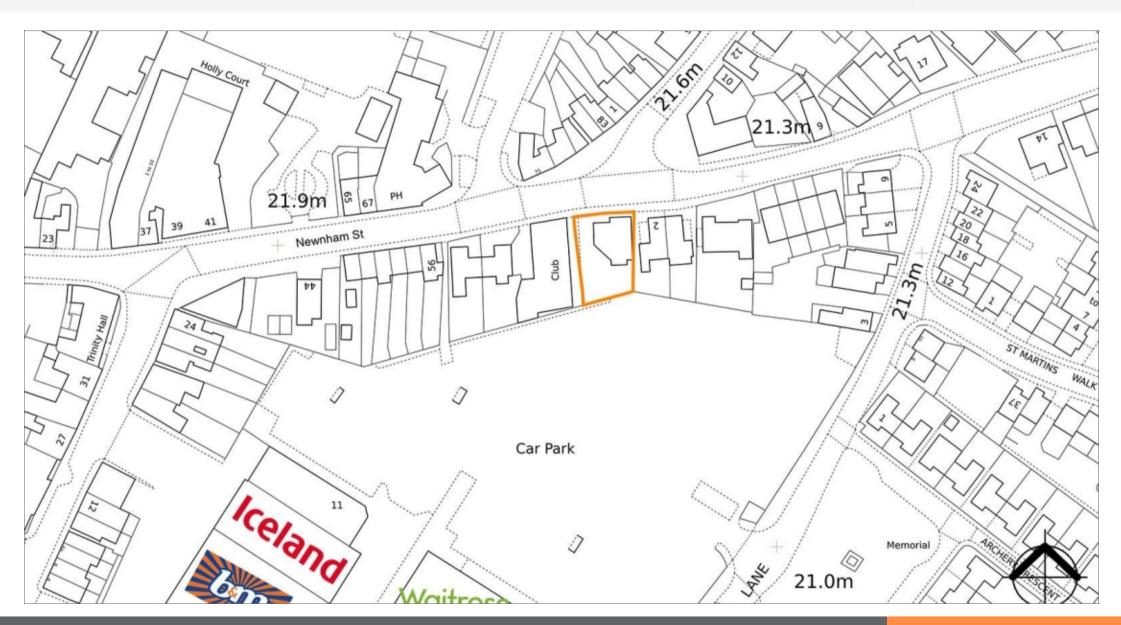


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