

# Lot 2, Vets4Pets, 64 Newnham Street, Ely,

Cambridgeshire CB7 4PE

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

Let to  
Companion  
Care (Ely) Ltd  
until 2041  
(subject to  
2036 option)



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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

2

#### Auction

11th December 2025

#### Rent

£17,500 per Annum Exclusive

#### Status

Available

#### Sector

Vet, Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

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

#### Roads

A10, A142

#### Rail

Ely Railway Station

#### Air

London Stansted Airport

### 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.

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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
<b>Total</b>		<b>128.52</b>	<b>(1,383)</b>			<b>£17,500</b>	

(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](http://www.vets4pets.com)).

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

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## Contacts

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