

**RAPLEYS**

## FOR SALE Community Hall

rapleys.com  
0370 777 6292

Fen Ditton Community Hall, Church Street,  
Fen Ditton, Cambridge CB5 8SU

CONTACT **Graham Smith**  
07467 955294 | graham.smith@rapleys.com



Detached hall with off-street parking

Picturesque village location

Available immediately

D1 Planning Use – suitable for nurseries, community centre, etc

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### Location

The property is located on the west side of Church Street, a short way past St Mary the Virgin C of E and Kings Head pub at the junction of Church Street and High Street in Fen Ditton. There is good access to the A14 trunk road into Cambridge, and the area is well known area for access to the River Cam and its surroundings.

### Description

A single storey village hall of traditional Cambridge white brick construction with a side extension store room. Some timber window and door frames have been replaced with PVCu double glazed units. There is a mezzanine meeting room to one end of the hall. The main roof is pitched and tiled but the extension is a flat roof. The entrance is from Church Street with the rear and side walls effectively being on the boundary.

Externally there is a parking area to the front of the building extending at one end to provide cycle park space.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Entrance lobby	6.74	73
Main hall	96.89	1043
Store	13.39	144
Upper room	15.53	167
Kitchen	7.63	82
<b>Total</b>	<b>140.18</b>	<b>1,509</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.022</b>	<b>0.060</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Freehold.

### Terms

Offers over £150,000.

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

There is no VAT liability.

### Viewing

By appointment with Rapleys, the joint agent.



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