



Map data & Street View Image Credit: Google Street View © September 2021

Retail Freehold for sale

Internal width	54.13 ft	(16.5 m)
Frontage height	9.51 ft	(2.9 m)
Ground Floor	2,032 sq. ft	(188.78 sq. m)

**210 EAST ROAD,
PETERSFIELD,
CAMBRIDGE,
CB1 1BG**
FREEHOLD FOR SALE

In Brief

- **Virtual freehold** sale of **984-year Lease**.
- Former **coffee shop** (class E use) with **outside seating**.
- Located in close proximity to **Anglia Ruskin University, Parker's Piece, Kelsey Kerridge Sports Centre, The Crown Court** and **Regus Office Space**.
- To benefit from the redevelopment of The Grafton into Life Science & RD Offices.
- Nearby a mixture of **student accommodation, Cafes/Restaurants** and many types of **retail**.
- The shop forms part of a **large residential** and **commercial** building adjacent to Cambridge Fire Station.
- **Sold as seen** with current decoration, fixtures, and fittings.
- **3D Survey Available**.

Location

The property is situated on a **main pedestrian and commuter route** through the Centre of Cambridge. Adjacent the renowned 'quirky' area of **Petersfield**, including **Mill Road**, which has **high footfall** with a mixture of **student accommodation, cafes/restaurants**, and many types of **retail**, forming a main pedestrian and cycle route towards **Cambridge Railway Station**.

Nearby is **The Anglia Ruskin University, Wellington House and Kelsey Kerridge Sports Centre**. There is a variety of retail and F&B operators within the vicinity including **The Duke of Cambridge, Tram Depot, Mediterranean BBQ and Tesco Express**. The unit is within walking distance of both **The Grand Arcade** and **The Grafton**, which is due to be re-developed into life science and R&D offices.

Leasehold Sale Details

A **984-year Lease** (expiring 10th December 3009). For the benefit of the long lease interest, a premium of **£725,000** (excluding VAT). Principal rent on a Peppercorn basis.

Alternatively, a new lease may be available (terms to be agreed) at £50,000 per annum exclusive.

Alcohol License

Previous use was a café/cocktail bar and has an existing alcohol licence, details upon request.

Business Rates

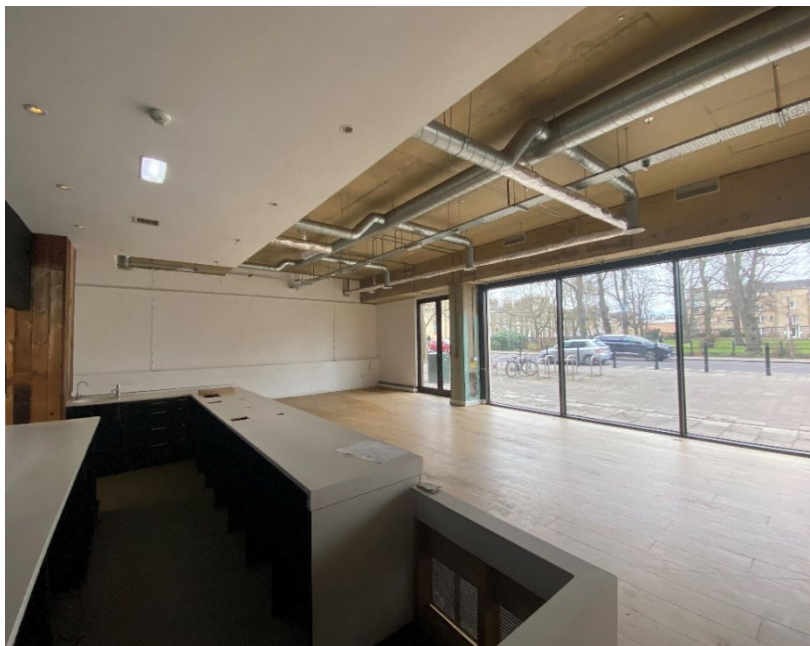
The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £38,500

Interested parties are advised to make their own enquiries of the City Council.

Service Charge

Details upon request.



Accommodation

The premises are arranged on ground floor only with the following approximate areas:

Internal width	54.13 ft	(16.5 m)
Frontage height	9.51 ft	(2.9 m)
Ground Floor	2,032 sq. ft	(188.78 sq. m)

There are kitchen and WC facilities as well as a rear bin area. The unit does not have rear access.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an energy rating B (28). Full details available on request.

VAT

The property is elected for VAT.

Enquiries and Viewings

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IMAGES:

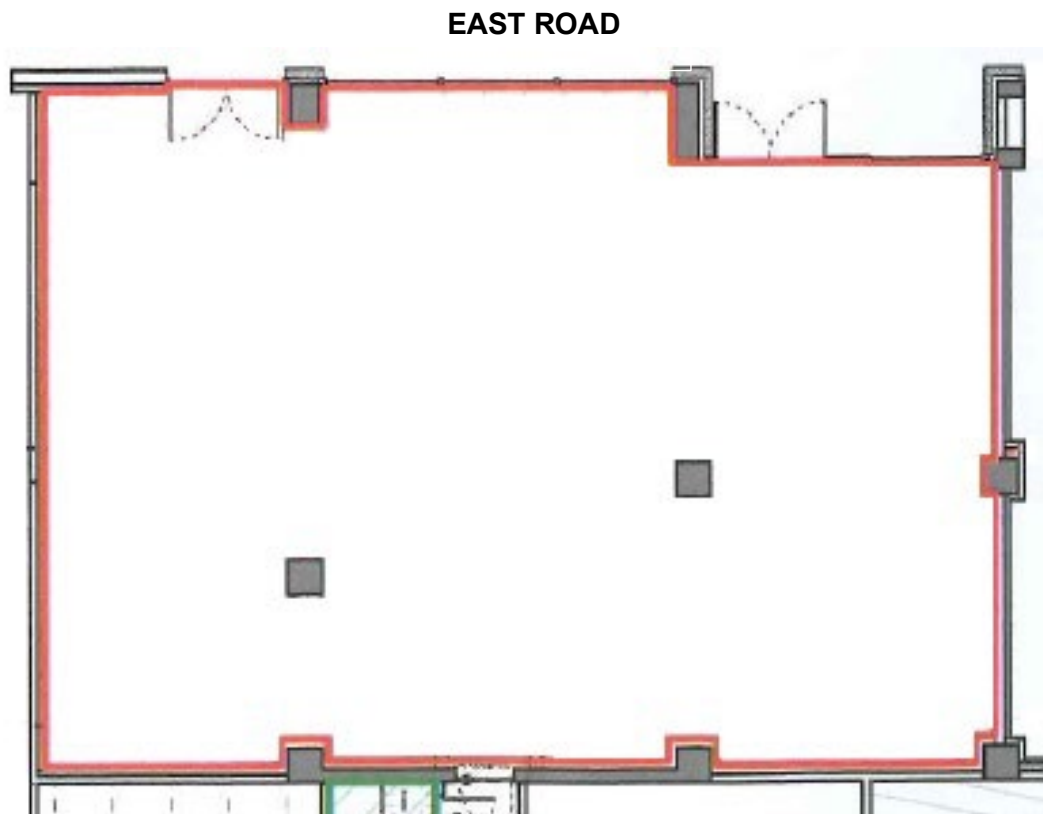


IMAGES:



FLOOR PLAN:

Note: Plan not to scale.



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INDICATIVE LOCATION:



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