



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 **985-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 **985-year Lease** (expiring 10<sup>th</sup> 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

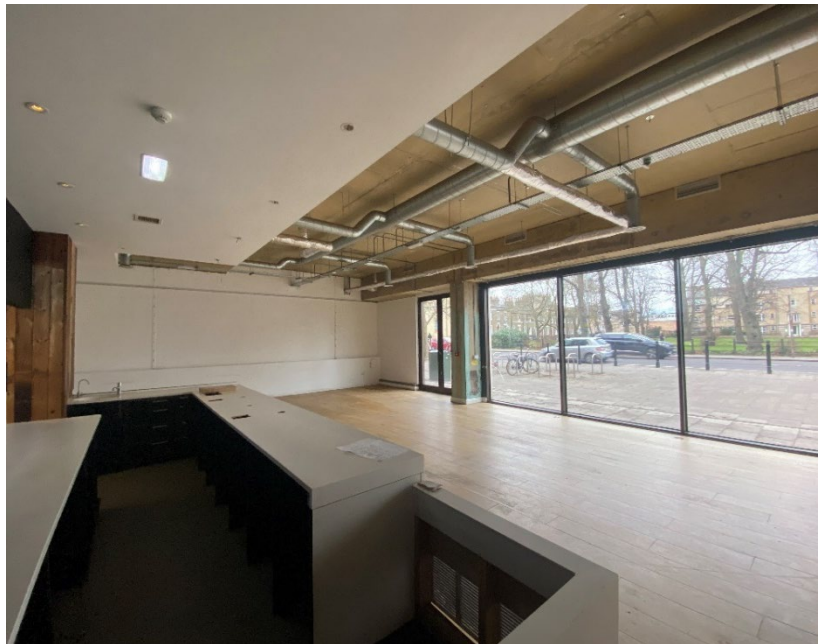
The Valuation Office Agency 2023 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

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:



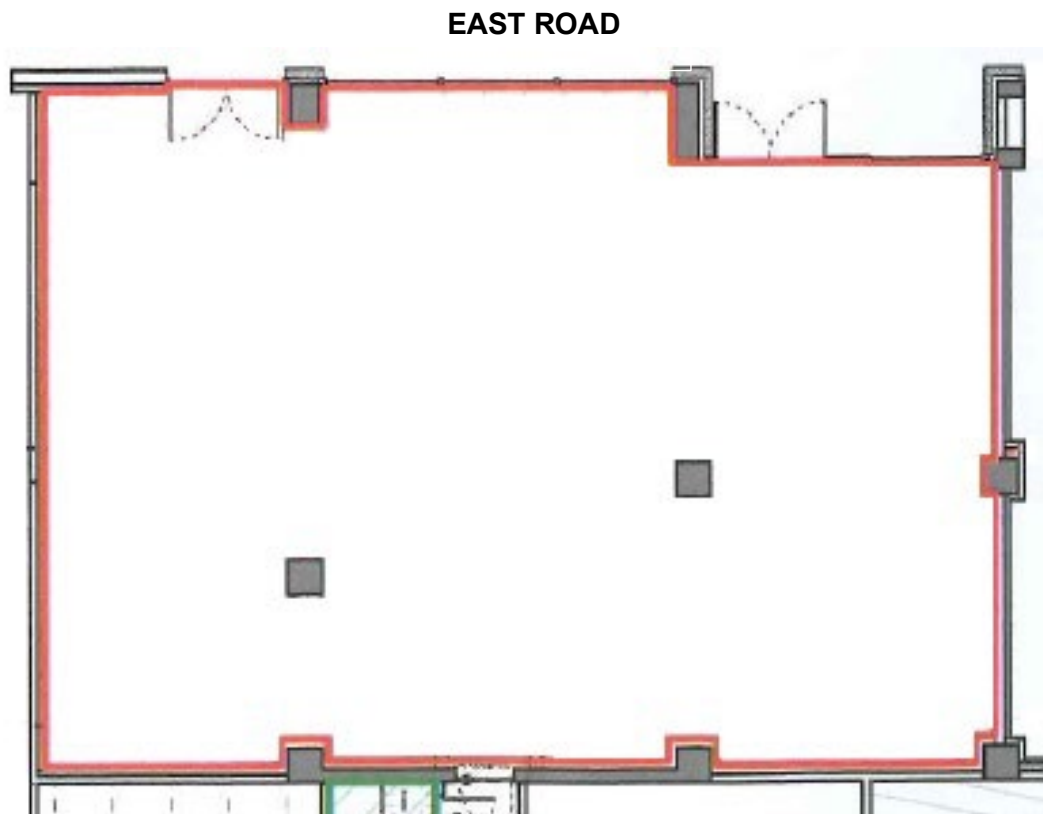


## IMAGES:



## FLOOR PLAN:

*Note: Plan not to scale.*



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