

01223 467155

eddisons.com

**SITE & BUILDINGS - TO LET (MAY SELL)**

**Eddisons**

Incorporating Barker Storey Matthews



**CHEDDARS LANE, NEWMARKET ROAD, CAMBRIDGE, CB5 8LD**

**Rent: On application**

- 1 acre site with workshop/warehouse
- Available In whole or part
- Adjacent to Tesco & Cambridge Retail Park
- Rare commercial site with development potential

**Size: Up to 1 acre**

**(0.4 hectares)**

**772 sq m (8,313 sq ft)**



## LOCATION

Cheddars Lane is located off Newmarket Road approximately 1 mile east of the city centre. The property is adjacent to Tesco Superstore. On the opposite side of Newmarket Road is Cambridge Retail Park, the city's main retail warehouse district. Aldi has recently opened a new store on Newmarket Road in close proximity to the property.

## DESCRIPTION

A prominent commercial site of approximately 1 acre with workshop and wash bay totaling 8,323 sq ft. The site offers potential for a range of uses and further development / re-development, subject to planning. The property benefits from perimeter security fencing. The property is offered as a whole or in parts.



## ACCOMMODATION

	Sq m	Sq ft
Reception/Office	55.83	601
Front Warehouse	246.18	2,650
Rear Warehouse	355.62	3,828
Rear Warehouse Mezzanine	49.70	535
Wash Bay	64.94	699
<b>Total</b>	<b>772.27</b>	<b>8,313</b>

Floor areas are approximate gross internal.

## BUSINESS RATES

The property has a rateable value of £54,500. For the year commencing 1 April 2021 the rates payable are £27,904 per annum.

## RENT

On application.

## VAT

We understand that VAT will be charged on the rent.

## EPC

The property has an EPC of D (99). A copy of the EPC is available on request.

## PLANNING

The property is currently used as a car workshop and storage. Previous planning consents include a new car showroom (application 13/1858/FUL), and a student residential accommodation development (application 15/0398/FUL). Interested parties are advised to check the suitability of their proposed use with Cambridge City Council Planning Department.

## LEASE TERMS

A new lease is available for a term to be agreed.

Consideration may be given to the sale of the long leasehold interest which has 47 years remaining and is subject to a ground rent of £40,000 per annum.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons incorporating Barker Storey Matthews**

Contact: Ben Green  
Tel: 01223 467155  
ben.green@eddisons.com

Ref: 142633 210329

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

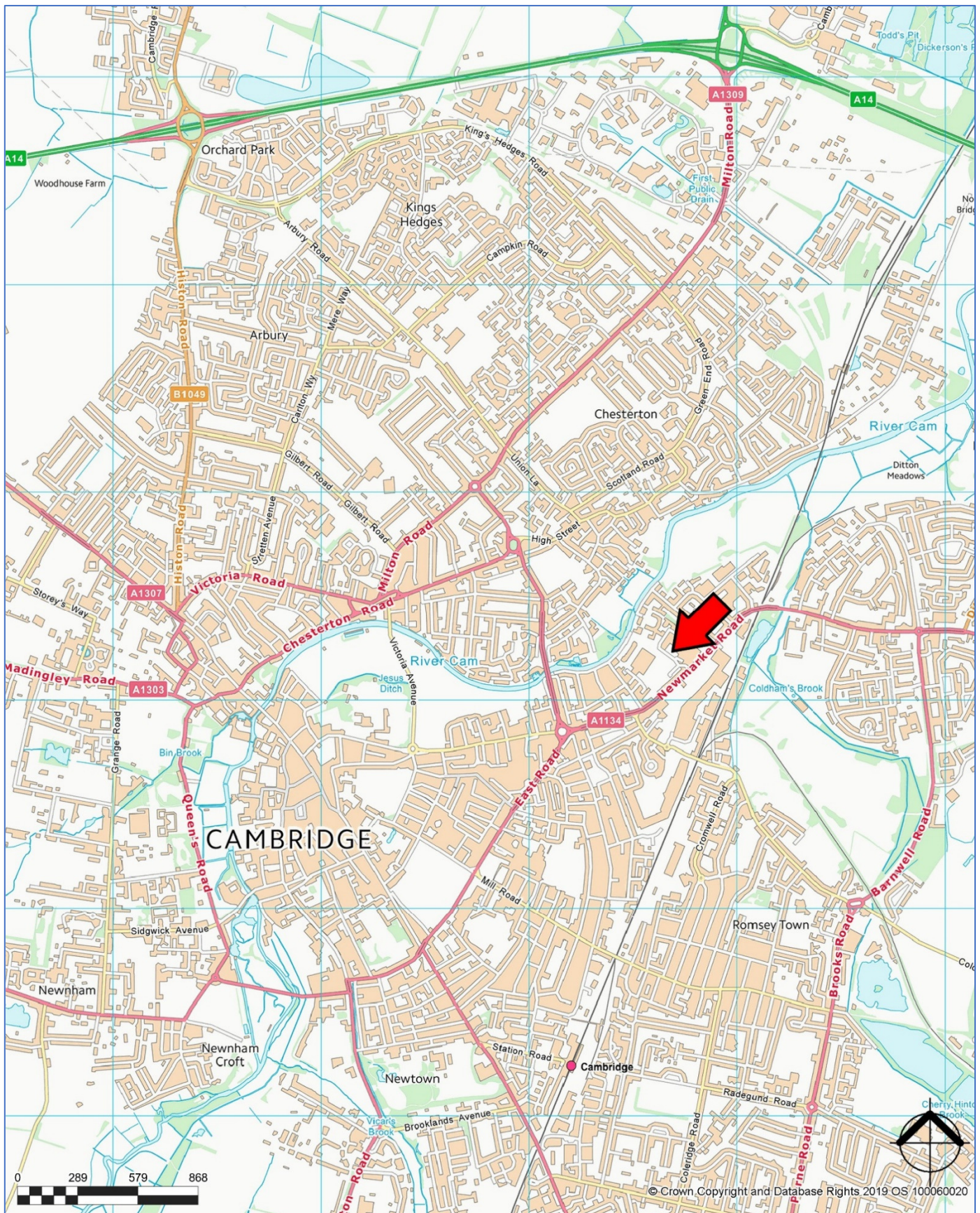
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Barker Storey Matthews





For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

# Eddisons

Incorporating Barker Storey Matthews

## Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.