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INVESTMENT – FOR SALE

Eddisons

Incorporating Barker Storey Matthews



104 CHERRY HINTON ROAD, CAMBRIDGE, CB1 7AJ

Price: £725,000

Size: 1,986 sq ft (185 sq m)

- Mixed commercial and residential freehold investment
- Ground floor shop let until September 2034 and two flats let on ASTs
- Current income £41,800 pa with potential uplift at review in September 2024
- On main arterial road close to Train Station & Cambridge Leisure

LOCATION

The property sits on Cherry Hinton Road which is a busy arterial route to the southeast of the City, linking Hills Road with the A1134 outer ring road. It occupies a prominent position near to Cambridge Leisure Park. Local occupiers include Costa, Tesco Express and Ladbrokes, plus a number of independent retailers. Cambridge train station is within 15 minutes walking distance.

DESCRIPTION

A mid terrace building of brick construction under a pitched slate tiled roof, comprising of a ground floor self-contained shop and upper floor flat and bedsit. There is forecourt providing parking for 2/3 cars. To the rear there is a further parking area for 2/3 cars, plus a cycle store and access to a bin store.

104 – shop

Currently used as an estate agents and fitted to a high quality modern specification with open sales area to the front and a store, kitchen and WC to the rear. Includes a forecourt with parking.

104A – bedsit

Situated at first floor and comprising a lobby with WC, kitchen/ diner, bedroom and shower room.

104B – flat

Arranged over first and second floors comprising first floor Kitchen / diner, WC, lounge, bedroom/ study, with stairs leading to second floor bedroom consisting of two adjoining rooms.

ACCOMMODATION

The property has the following approximate floor areas:

104 – shop	806 sq ft	(74.88 sq m)
104A – bedsit	240 sq ft	(23.18 sq m)
104B – flat	931 sq ft	(86.47 sq m)
TOTAL	1,986 sq ft	(184.53 sq m)

EPC

The property has the following EPC ratings:

104 – shop	TBC
104A – bedsit	D-56
104B – flat	C-74

Copies of the EPCs are available from the agent.

RATES

From enquires made of the Valuation Office Website the shop currently has a rateable value of £15,000.

TENANCIES

104 – shop

Let to Tylers Property Partnership Limited on a 15 year lease from 5th September 2019. The rent is £17,200 per annum exclusive with 5 yearly rent reviews (next review Sept 2024). There are tenant only break options every 5 years (next break Sept 2029). The tenant is responsible for internal repairs and 50% of the insurance for the whole building.

104A – bedsit

Let on an Assured Shorthold Tenancy from 25th May 2023 at a rent of £850 per calendar month / £10,200 per annum.

104B – flat

Let on an Assured Shorthold Tenancy from 3rd April 2023 at a rent of £1,200 per calendar month / £14,400 per annum.

PRICE

£725,000 for the freehold interest subject to the existing leases. We understand that VAT will not be charged on the price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Tel: 01223 467155

Contact:

Ben Green

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Ref 172354 240404

For more information, visit eddisons.com

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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.

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104 Cherry Hinton Road – shop



104B Cherry Hinton Road – flat



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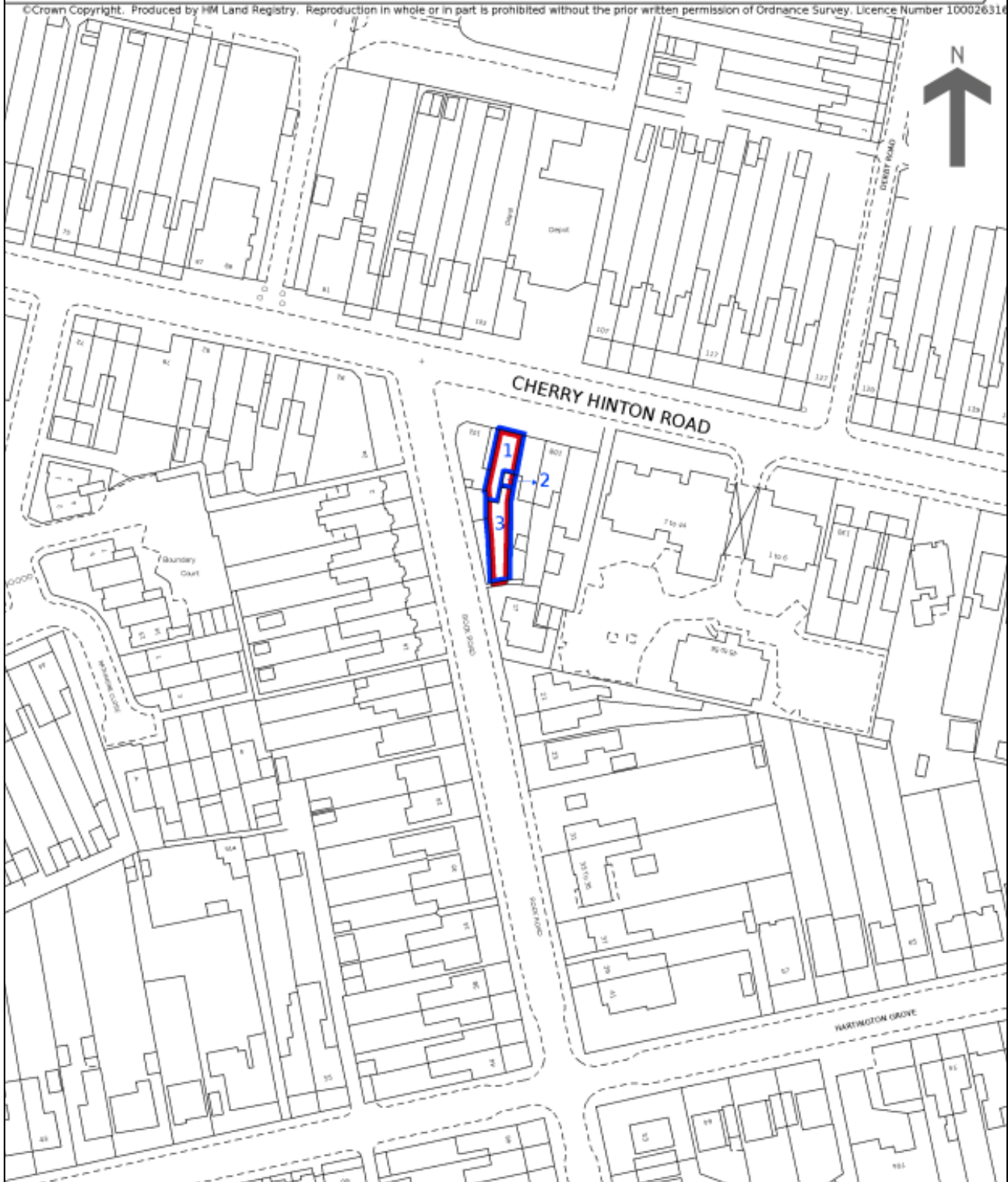
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HM Land Registry Current title plan

Title number **CB275939**
Ordnance Survey map reference **TL4656NW**
Scale **1:1250**
Administrative area **Cambridgeshire :**
Cambridge



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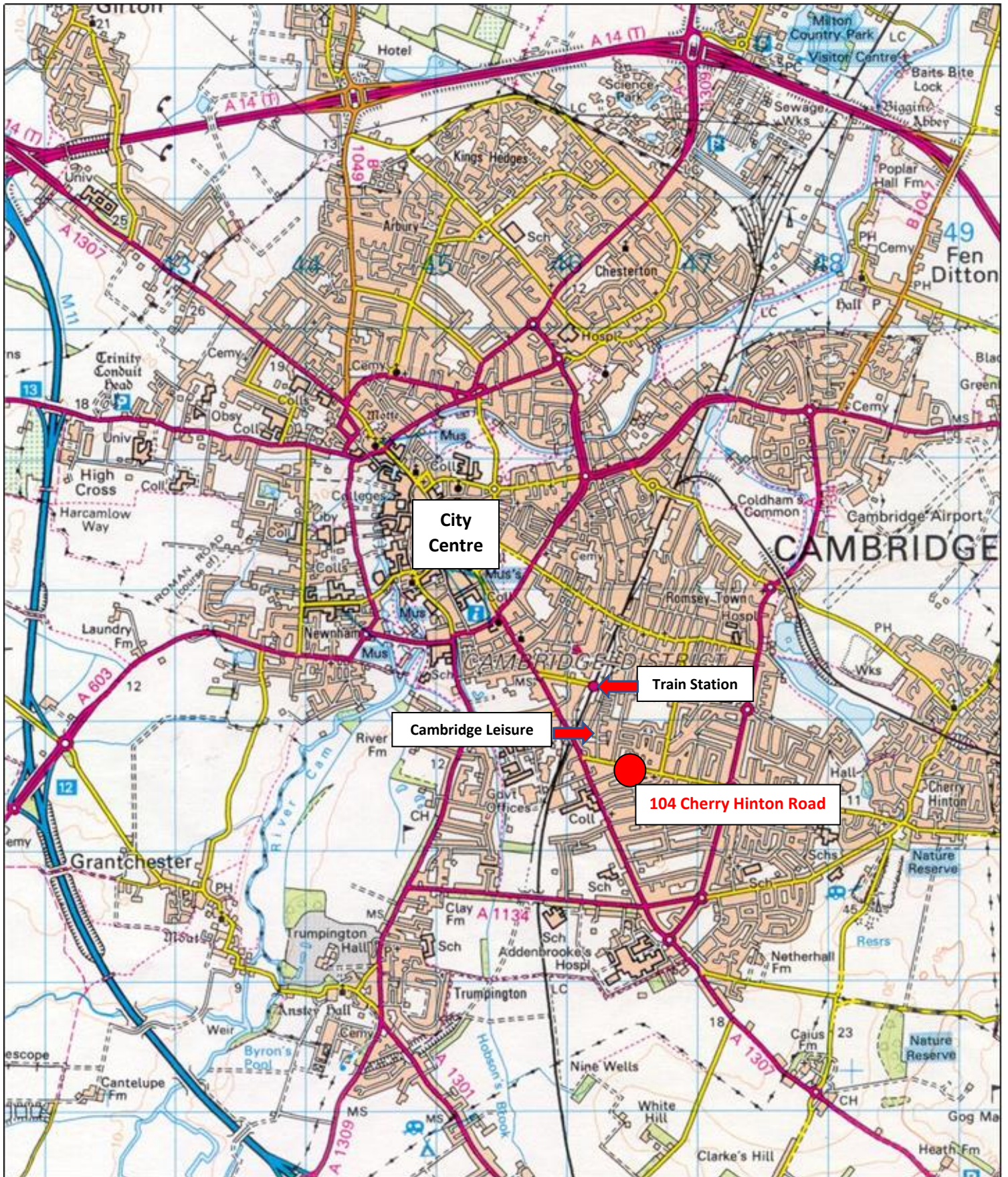
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