

- Investment opportunity for three units
- First floor flat
- Shop unit
- Studio
- Close to Cambridge City Centre and Cambridge North Station
- Wealth of local amenities
- Total size: 182 Sq. M. / 1,959 Sq Ft.
- Chain free

**152-154 High Street
Cambridge CB4 1NS
Guide Price £750,000**



Chesterton is a delightful area, known for its community spirit and proximity to the vibrant city of Cambridge. Residents can enjoy local amenities, including shops, cafes, and parks, all within easy reach. The excellent transport links make commuting a breeze, whether you are heading into the city centre or exploring the beautiful surrounding countryside.

This property presents a wonderful opportunity for investors.

A unique opportunity to purchase a mix use freehold, comprising converted two bedroom first floor flat, shop unit and single story unit (currently used as an art studio).

The three properties are being sold under one title and offer an investor a return of 5% per annum.

The properties feature a two bedroom flat, with living room, kitchen and bathroom, ground floor shop unit with sales floor, storage room and toilet, studio with four spaces, kitchen and toilet.

Please call or email Radcliffe & Rust to register your enquiry.

Agent notes

Tenure: Freehold

Shop rent: £1,200 PCM

Flat rent: £1,050 PCM

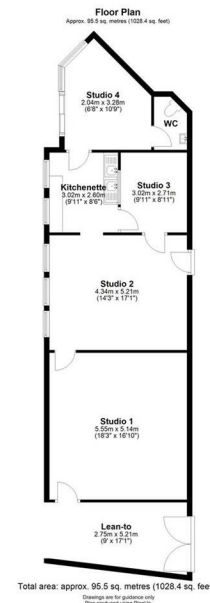
Studio rent: £900 PCM

ROI = 5% per annum

Council tax for flat Band: B

Rateable value on Shop unit: £8,300 per annum

Rateable value on studio: £7,600 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

