

MIXED USE OPPORTUNITY

For Sale



99 Victoria Road, Cambridge
CB4 3BS



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CB4 3BS



Agreement

For Sale



Detail

Mixed use
Retail / office &
residential



Price

£700,000



Size

170 sq m (1,835 sq ft)



Location

Cambridge, CB4 3BS



Property ID

1230028

For Viewing & All Other Enquiries Please Contact:



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Director

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Surveyor

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Property

An extended Victorian mid-terrace three storey building. To the ground floor is a vacant office / retail unit which is largely open plan with a meeting room / private office, kitchenette and WC facilities.

The first and second floors comprise of a large self contained 3 bedroom flat which has been recently refurbished.

2 car parking spaces are available to the front and the rear provides space for 4-6 cars if parked in tandem.

The property offers a great investment opportunity as well as potential for further development/conversion to alternative uses (subject to planning).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
99 Victoria Road (ground floor) NIA	66	711
99a Victoria Road (first floor) GIA	68	735
99a Victoria Road (second floor) GIA	36	389
Total	170	1,835

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

99a Victoria Road has consent for uses falling within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates / Council Tax

Charging Authority: Cambridge
Description: Offices and Premises
Rateable value: £13,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

99a Victoria Road is within council tax band C.

Tenure

The property is available **For Sale** with full vacant possession.

Price

£700,000 for the freehold interest. VAT will **not** be payable on the purchase price.

Energy Performance Certificate

99 Victoria Road D(93)

99a Victoria Road D(67)

Legal Costs

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

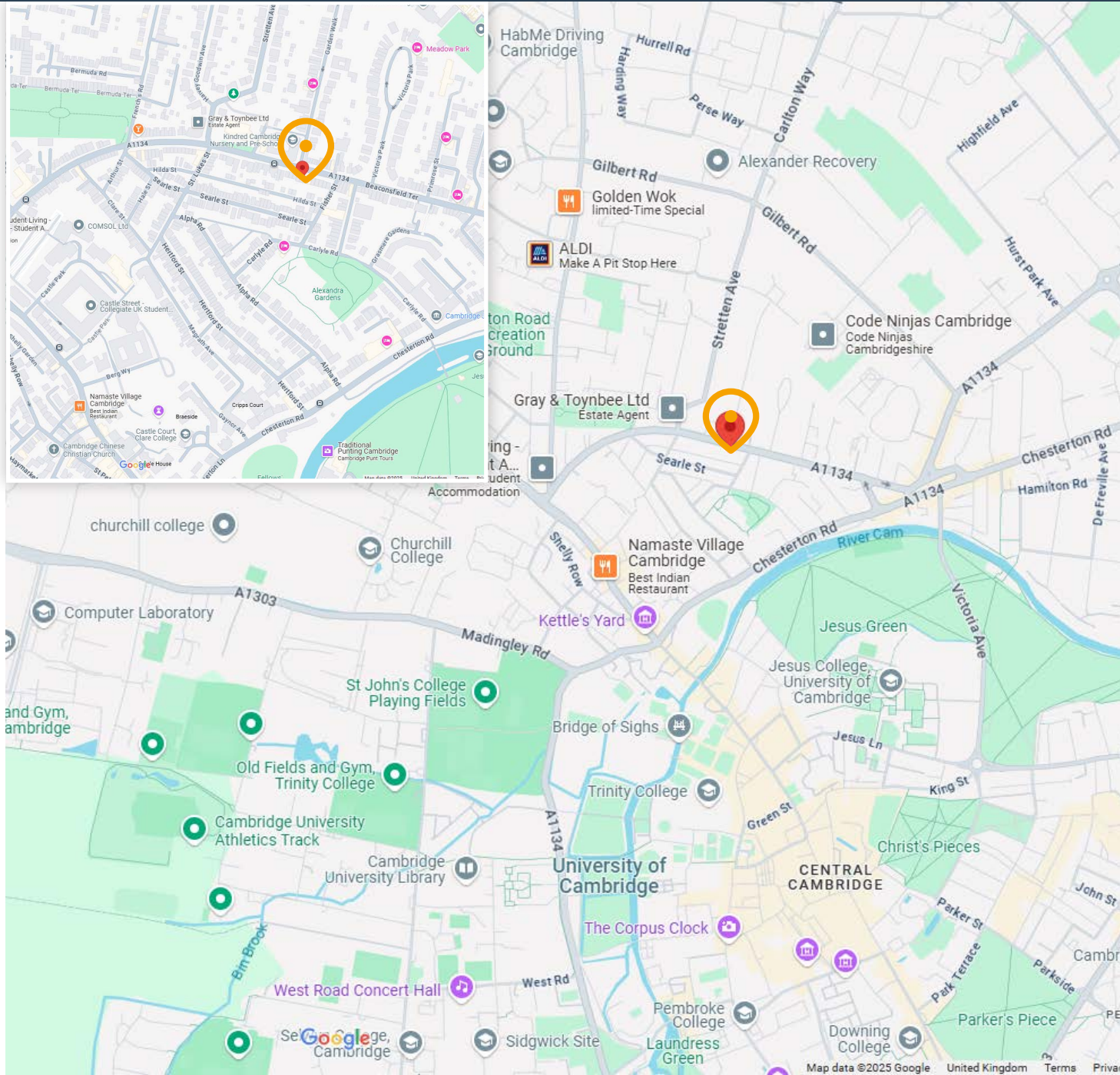
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

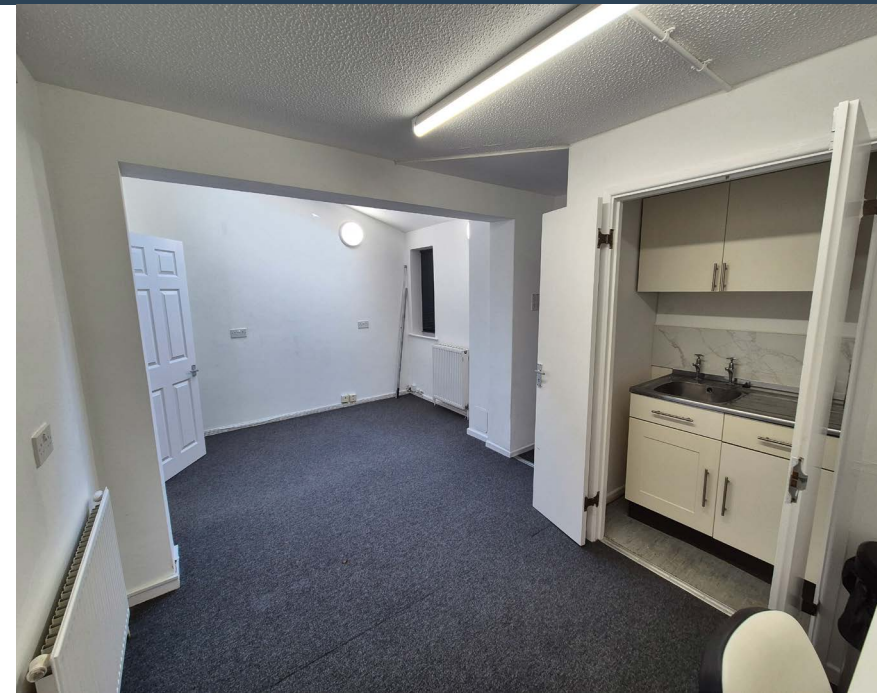
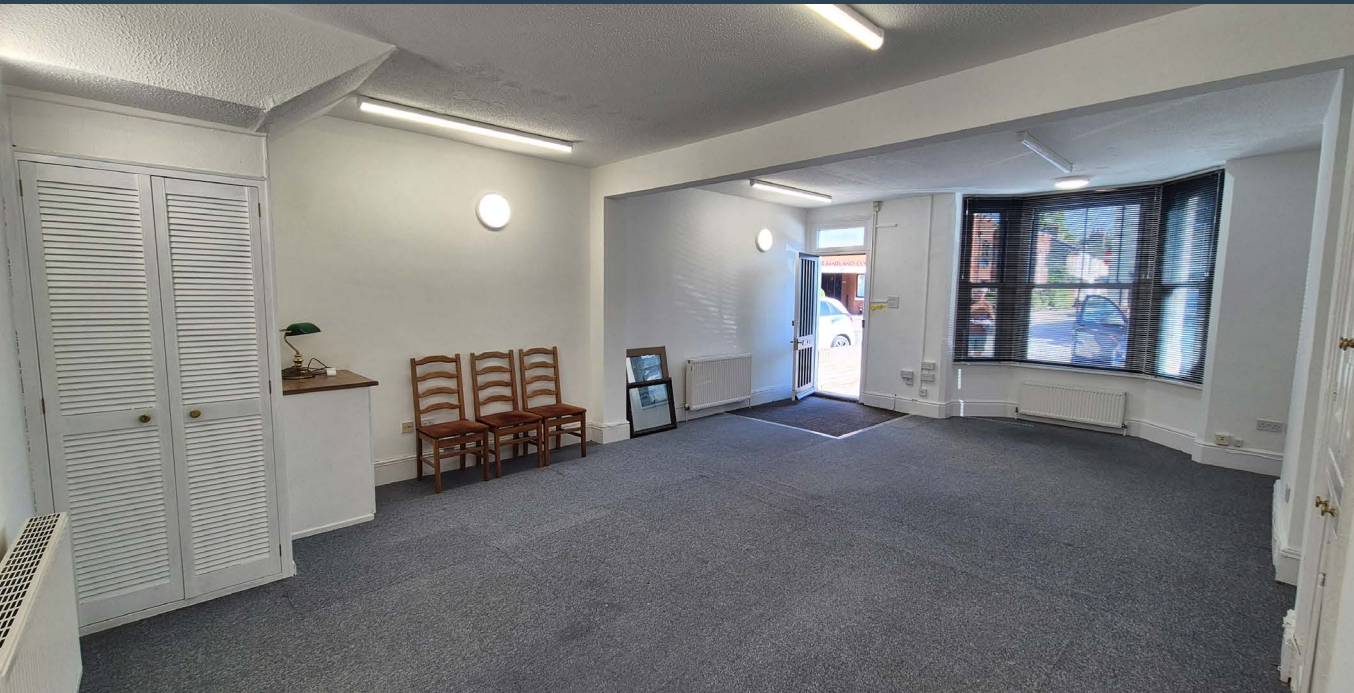
Location

The property is located on Victoria Road (A1134), approximately one mile to the north of Cambridge City Centre. Cambridge Train Station and Cambridge North Train Station are both 2 miles away from the property with direct routes to London Kings Cross and London Liverpool Street. A secondary access is available to the rear of the property from Hilda Street.

A wide range of amenities are available within a short distance.









H.M. LAND REGISTRY			TITLE NUMBER	
			CB29377	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	CAMBRIDGESHIRE		TL 4459	U
Scale: 1/1250		CAMBRIDGE DISTRICT		© Crown copyright 1979.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 26 June 2025 at 15:14:23. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.

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