



12 – 20 Victoria Road, Cambridge, CB4 3DU
For Sale: £3,100,000 Freehold



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AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A TERRACE OF FOUR BEAUTIFULLY PRESENTED VICTORIAN HOUSES OF 4825 SQFT AND COMMERCIAL PREMISES WITH STORAGE AND GARAGES OF 2841 SQFT SET AROUND A RECTANGULAR COURTYARD. OVERALL, 0.2 ACRES IN THIS CONVENIENT LOCATION ON MITCHAM'S CORNER, SOME 200 YARDS NORTH OF THE RIVER.

- Main house with 7 bedrooms and two dressing rooms. • Three bath/shower rooms and an ensuite cloakroom
 - Three reception rooms • Large kitchen/dining room • Further kitchen and utility
 - Independent two bedroom cottage • Kitchen and bathroom
- Commercial premises with reception area • Seven workshops and stores • Gas-fired radiator heating systems
 - Courtyard with mature trees and garden areas • 3 garages and extensive parking

12 -20 Victoria Road comprises a terrace of four houses dating from 1898, of which three are combined to form a substantial family home and one as an independent two bedroom cottage. They have been brought together by the present owners since the early 1990s in three titles and incorporate the courtyard, the two storey commercial space and three garages. The houses have been updated, extended and modernised over the years.

The main house provides spacious, flexible accommodation of about 4000 sqft on two floors, with the houses connecting on both levels. There is a magnificent 27' vaulted, first floor sitting room, which leads to the vaulted main bedroom. On the ground floor is the superb kitchen/breakfast room, over 33' long with an AGA and French doors to the courtyard garden. There are three further reception rooms, a utility and a second kitchen. There are seven bedrooms, two dressing rooms and three bath or shower rooms. The two bedroom cottage is about 825 sqft with a first floor bathroom and a sitting/dining room and a kitchen on the ground floor. Seven of the rooms have stoves or open fires all of which are useable.

The commercial building has workshops and stores on two levels. There is a double garage accessed from the courtyard and a single garage at a lower level accessed over a right of way from the lane to the east of no. 12.

There are two gas boilers serving nos. 14/18/20, as well as an independent boiler in no. 12 and the commercial building.

The courtyard is gated from Victoria Road and provides a secure private area. The property has a shared, gated pedestrian right of way to the north of the commercial building from Corona Road to the side lane.

LOCATION:

- Local shopping, cafés, and restaurants are within walking distance on Mitcham's Corner and Chesterton Road. The river is about 200 yards, and the historic centre 0.5 miles.
- A14 access 1.5 miles and M11 1.75 miles.
- The city business area and railway station 1.5 miles with direct trains to Liverpool Street and King's Cross/St Pancras, Addenbrooke's Hospital and the Biomedical Campus is about 2.5 miles.

HISTORICAL NOTE

The property was previously the location of Dant's Bakery originally in 1896, then Maskell's Bakery which moved to Akeman Street in 1991. since when the commercial premises has been used by Trumpington Gallery. The business is relocating in the area.

TENURE:

Freehold with vacant possession on completion.

SERVICES:

Main services connected include: water, electricity, gas and mains drainage.

STATUTORY AUTHORITIES:

Cambridge City Council.

Council tax band – 14/18/20 - G

12 - D

Commercial rates: 26/27 of £7125 per annum. TBC.

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING:

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



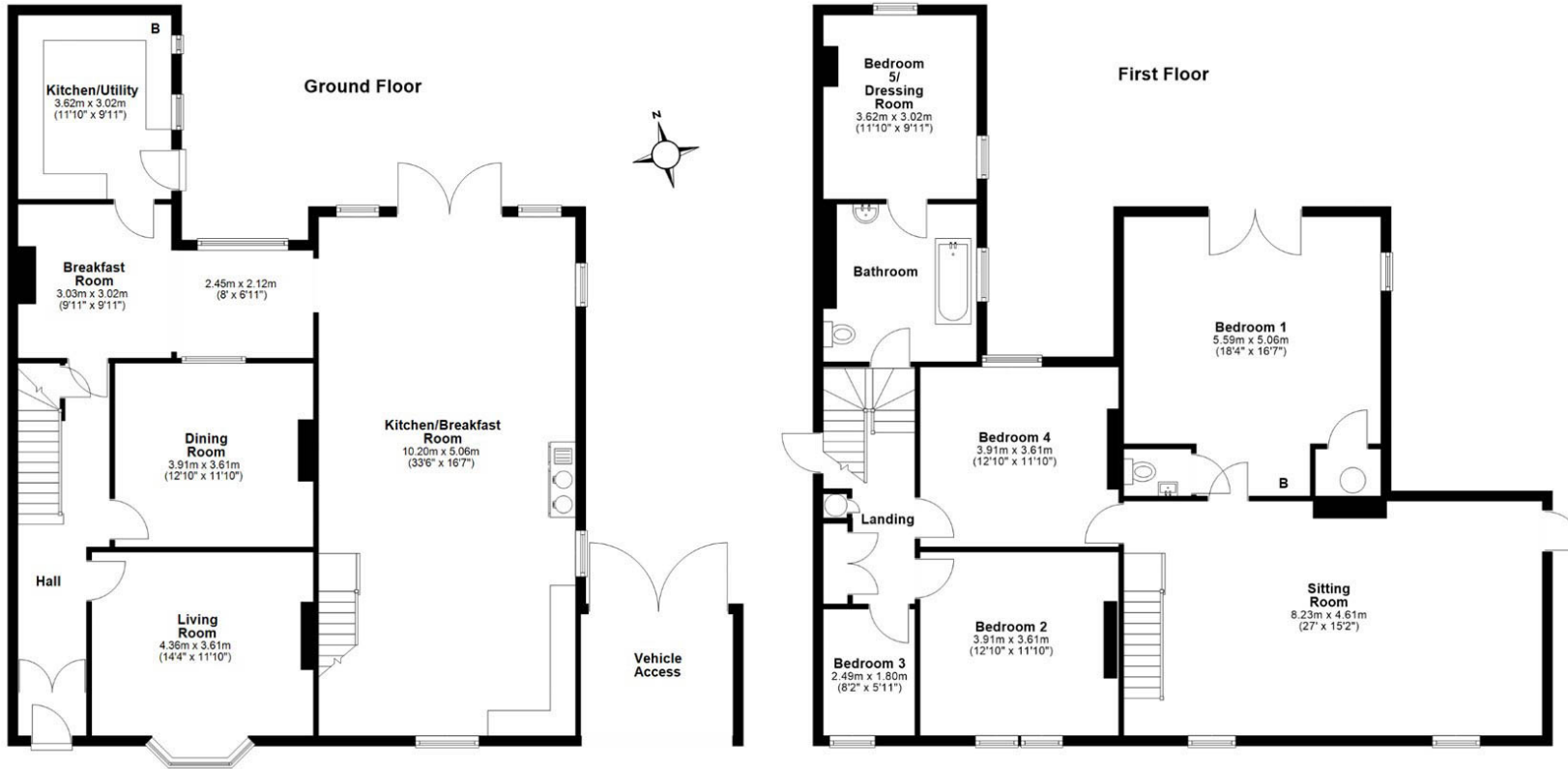


No. 20

No. 18

No. 20

No. 18



No. 18: Approx. gross internal floor area: 123 sqm / 1325 sqft

No. 20: Approx. gross internal floor area: 130 sqm/ 1400 sqft

Total approx. gross internal floor area: 253 sqm / 2725 sqft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		53	72
England & Wales		EU Directive 2002/91/EC	

No. 20

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



No. 14

No. 12

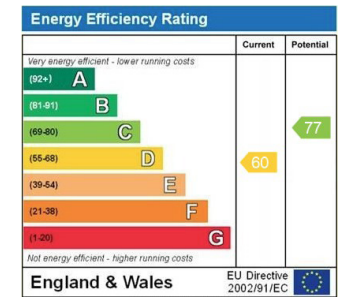
No. 14

No. 12

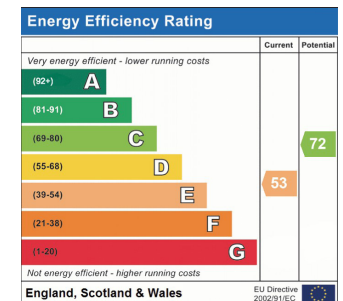


No. 12: Approx. gross internal floor area: 77 sqm / 825 sqft
 No.14: Approx.gross internal floor area: 118 sqm / 1275 sqft

Total approx. gross internal floor area: 195 sqm / 2100 sqft



No. 12

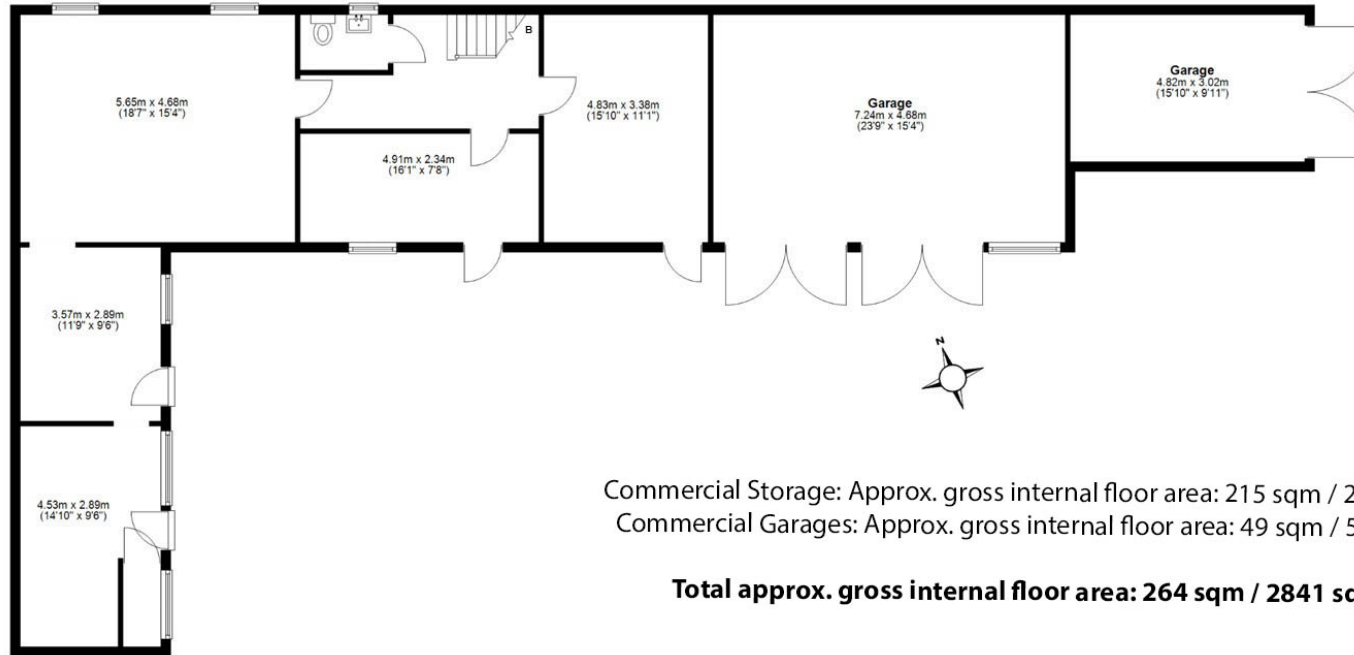


No. 14



Commercial Premises

Ground Floor



Commercial Storage: Approx. gross internal floor area: 215 sqm / 2313 sqft
 Commercial Garages: Approx. gross internal floor area: 49 sqm / 527 sqft

Total approx. gross internal floor area: 264 sqm / 2841 sqft

First Floor

