

01223 467155

eddisons.com

FREEHOLD - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



69-71, 69A & 71A LENSFIELD ROAD, CAMBRIDGE, CB2 1EN

Price: Offers over £1,250,000

Size: 383 sq m (4,120 sq ft)

- Commercial building in prime central location
- Ground floor retail; first and second floor offices with separate access
- Refurbishment / redevelopment opportunity (subject to planning)
- Freehold with vacant possession

LOCATION

The property is prominently located on the junction of Lensfield Road and Brookside in Cambridge's city centre. The property lies mid-way between the central train station and the central Market Square, both around 15 mins walk. There are numerous amenities and attractions close by, including The Fitzwilliam Museum, The Botanic Gardens, the River Cam, as well as University Colleges and buildings.

DESCRIPTION

A three-storey period building of brick construction arranged in an 'L' shape around a small enclosed courtyard. The building has three principal parts:

69/71 Lensfield Road

Ground floor retail unit with two basement areas. The accommodation comprises a number of interconnecting rooms and includes an adjoining workshop with separate access off Lensfield Road. The freehold includes an area of pavement extending from the property towards Lensfield Road.

69A Lensfield Road

Office accommodation over first and second floors with independent access off Lensfield Road. There is a small kitchen and WC on each floor. There is connecting door at first floor to 71A.

71A Lensfield Road

Office accommodation over first and second floors with independent access off Brookside. This section of the property was subject to structural works in 2021 comprising a brickwork reinforcing system. We understand further strengthening works are required to the second floor joists.

SERVICES

Mains drainage, gas, electricity and water are understood to be connected to the property. Interested parties are however advised to make their own enquires of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

RATES

The property is subject to the following assessments:

69-71	-	£20,250 RV
69A (1 st Floor)	-	£15,250 RV
69A (2 nd Floor)	-	£11,250 RV
71A (1 st & 2 nd Floors)	-	£0 RV

Interested parties are advised to make their own enquiries with the VOA.

EPC

The property has an EPC rating of D-92. A copy of the EPC is available from the agent.

ACCOMMODATION

Approximate Net Internal Areas:

	Sq M	Sq Ft
69/71 Lensfield Road (retail)		
Basement	18.30	197
Ground Floor	164.24	1,768
Sub-total	182.54	1,965
69A Lensfield Road (office)		
First Floor	52.19	562
Second Floor	54.04	582
Sub-total	106.23	1,144
71A Lensfield Road (office)		
First Floor	48.23	519
Second Floor	45.73	492
Sub-total	93.96	1,011
TOTAL	382.73	4,120

PLANNING

The property benefits from Use Class E. It is considered the property may be suitable for alternative uses subject to the necessary planning consents. The property is not Listed but is located within a Conservation Area.

TENURE

Freehold with vacant possession.

PRICE

Offers in excess of £1,250,000 for the freehold interest with vacant possession.

VAT is not payable on the price.

LEGAL COSTS

Each party to bear their own costs in relation to a new lease.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint sole agents:-

Eddisons

Contact: Ben Green / Joe Berry

ben.green@eddisons.com / joseph.berry@eddisons.com

Tel: 07825 309599 / 07977 231356

Ref: 821.181465 240408

For more information, visit eddisons.com
T: 01223 467155

Important Information

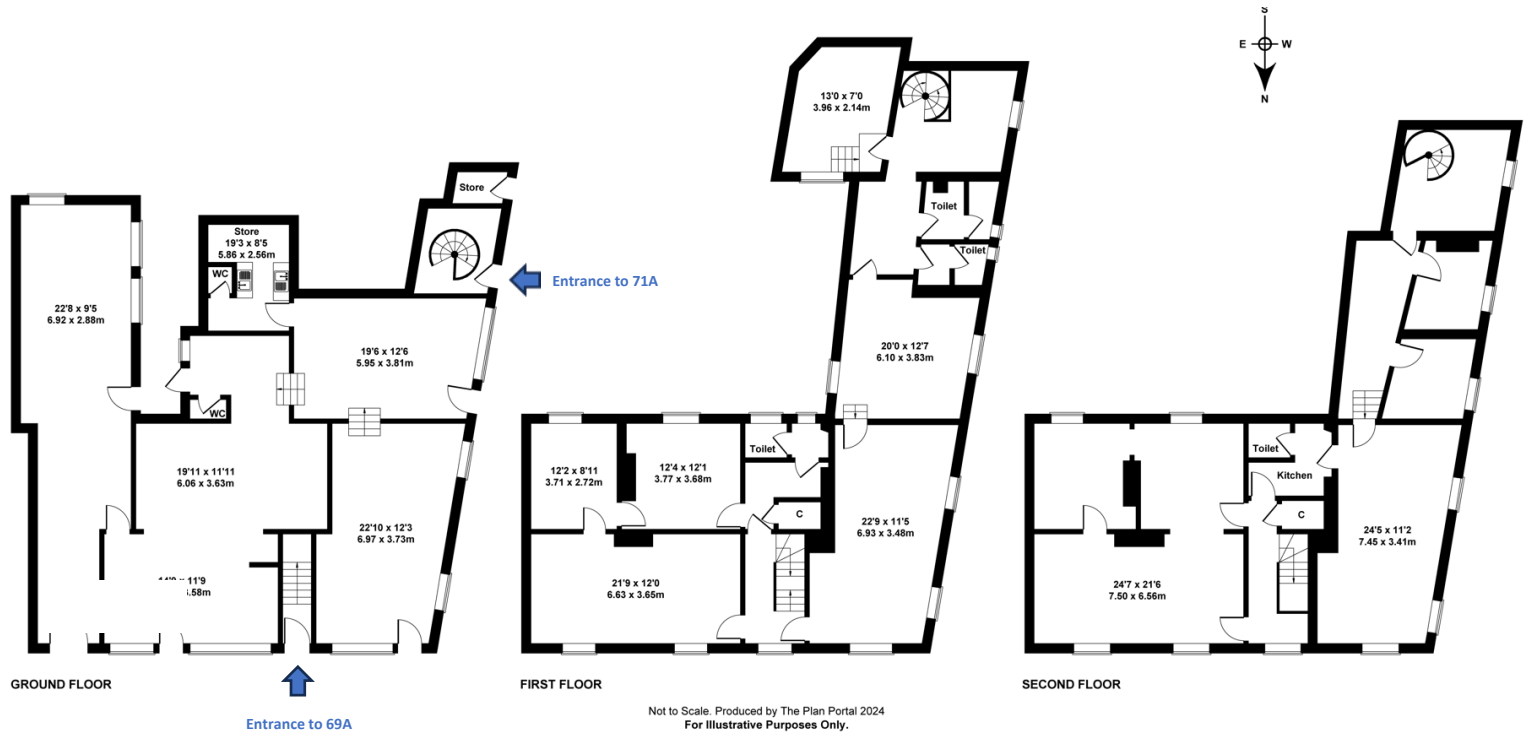
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FLOOR PLANS

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.



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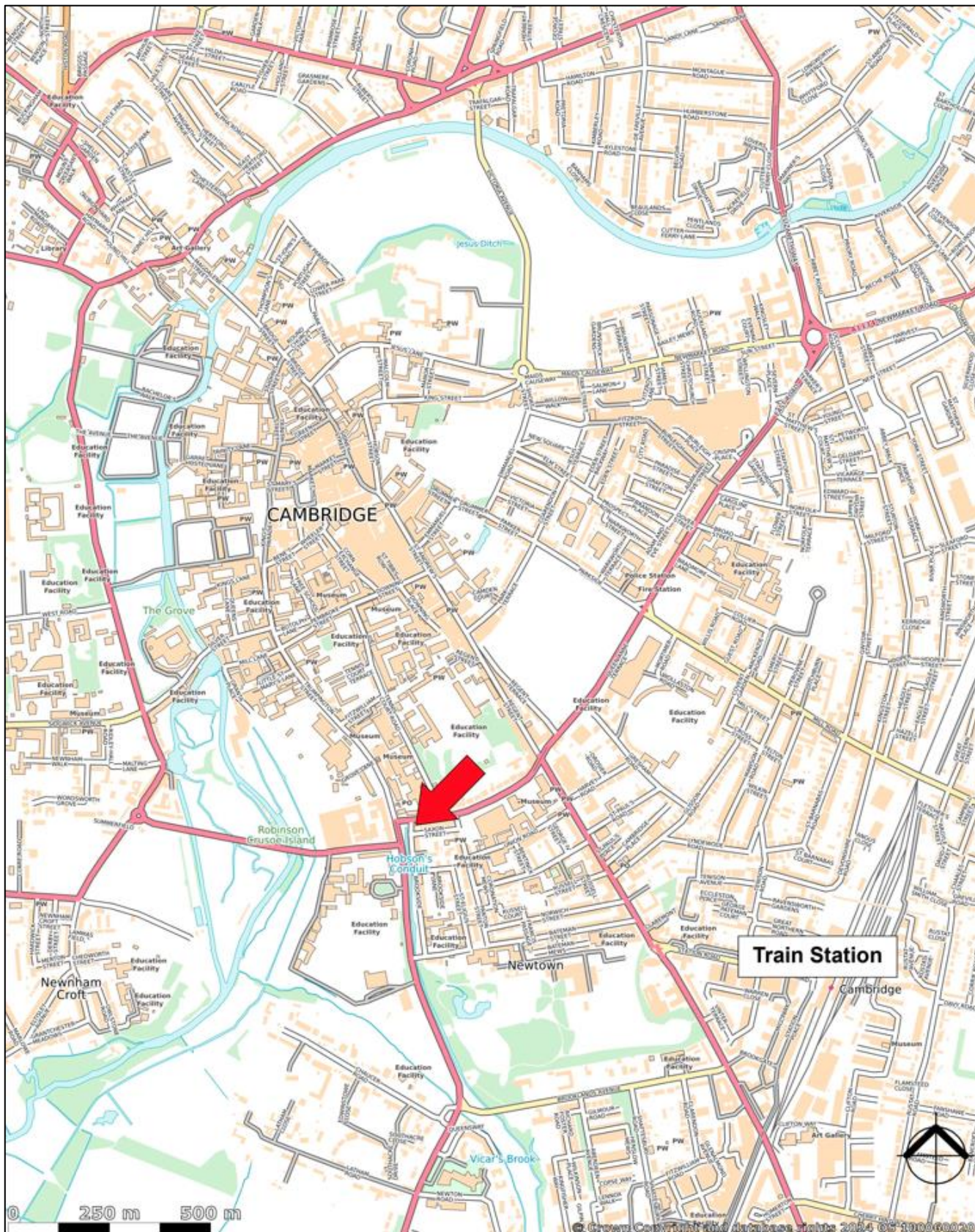
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