

Lot 4, 83 & 83a Victoria Road, Cambridge,

Cambridgeshire CB4 3BS

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity in University City

www.acuitus.co.uk

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Property Information

Freehold Commercial, Residential and Development Opportunity in University City

- Renowned and Historic University City
- Comprises a former funeral parlour with separately-accessed two bed apartment
- Ground floor vacant; Apartment let on AST
- Change of Use Opportunities including Residential & Student Housing (subject to consents)
- Established residential location with excellent local shopping facilities
- Less than one mile from City Centre and University of Cambridge
- VAT not applicable

Lot

4

Auction

9th May 2024

Rent

£13,200 per Annum Exclusive
plus vacant Ground Floor

Sector

Development

Status

Available

On the Instructions of Dignity
Funeral Directors

Auction Venue

Live Streamed Auction

Location

Miles

1 mile north of Cambridge City Centre, 27 miles south of Peterborough, 47 miles north-east of Central London

Roads

A11, A14, A428, A1134, M11 (Junction 32)

Rail

Cambridge Railway Station, Cambridge North Railway Station

Air

London Stansted Airport

Situation

The property is prominently situated on Victoria Road (A1134), at its junction with Fisher Street, in an established residential location to the north of the City Centre. The property is located less than one mile from the City Centre and University of Cambridge and within walking distance of Jesus Lock, Jesus Green and Midsummer Common. The immediate vicinity offers excellent shopping facilities on Victoria Road, Histon Road and Mitcham's Corner including a bakery, local butchers, pubs and restaurants.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor & a separately-accessed two bed split level apartment on the first floor, let on an AST. The property benefits from parking for about 4 cars to the rear.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Cambridgeshire City Council. (www.cambridgeshire.gov.uk) (Phone: 01223 457000)

Viewings

There will be one accompanied viewing date on Tuesday 30th April at 12 noon. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Commercial/Ancillary	80.96	(871)	VACANT	-	-
First	Residential - 2-bed apartment	65.56	(695)	AN INDIVIDUAL	AST from 13/07/2023 at £1,100 pcm	£13,200
Total		146.52	(1,566)			£13,200

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

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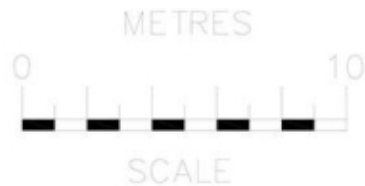
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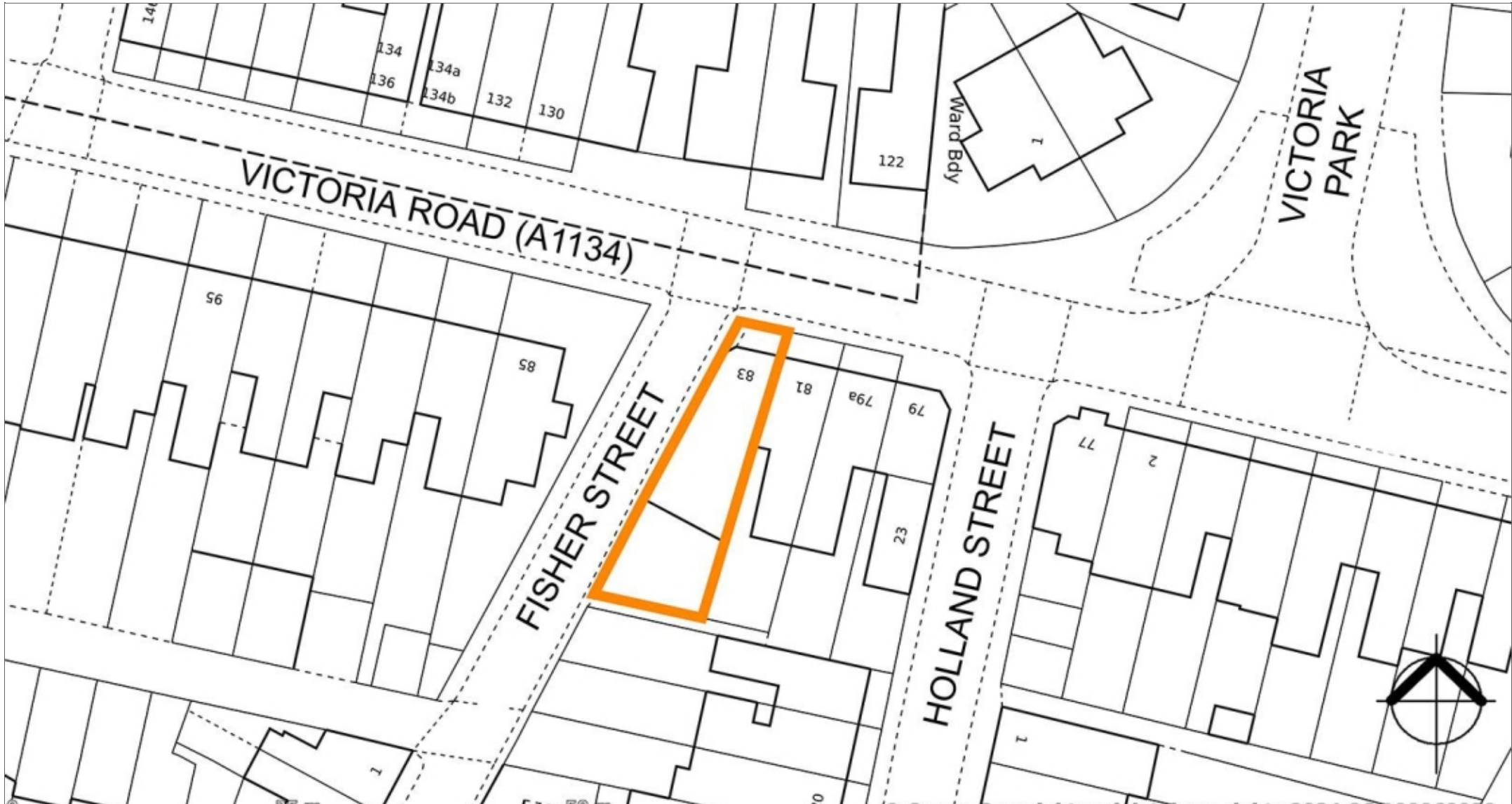


 AI PLANS	OCC, Building A 105 Eade Road London, N4 1TJ Tel: (020) 8150 1820 email: info@ajplans.co.uk web: www.ajplans.co.uk	Project: 83 Victoria Road Arbury Cambridge CB4 3BS		Drawing type: EXISTING Floor Plans	
		<small>NOTES</small> The contractors are to check all the dimensions, levels, drain runs and general condition of the site before works commence and immediately of any error omissions or discrepancies. All works are to be carried out in accordance with current Building Regulations, British Standards, Code of Practice and		Date: Apr 24 [*]	Scale: 1,200 @ A4
			Dwg. No. VPA 83 EX 01	Drawn by: B.W	

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2024