



FOR SALE – LONG LEASEHOLD

Former Marketing Suite
Ironworks
Mill Road
Cambridge
CB1 2AZ

55.56 sq m (598 sq ft)

- Brand new ground floor commercial unit
- Located within a new residential development
- Easy walking distance to the city centre, train station & Mill Road shops
- Suitable for all Class E and F1 uses
- Available immediately

Location

Ironworks is a new, highly sustainable housing development located in central Cambridge providing 236 new homes, a community centre and two commercial units.

The development is situated 0.5 miles south east of Cambridge city centre on Mill Road which is a main arterial route into the city centre from the city's south eastern outskirts. It is a popular cosmopolitan area home to a vibrant mix of local traders and speciality shops together with various restaurants and cafes. The city centre and train station are within walking distance.

The development benefits from strong cycle links with the Chisholm trail, a new pedestrian/cycle path connecting Cambridge Station to Cambridge North, running north to south through the development.

The premises are located opposite the entrance of the development as shown edged in red on the site plan on page 4. The premises are visible from Mill Road and benefit from regular footfall from both the development and the established neighbourhood to the north.

Description

The premises comprise a brand-new, ground floor open plan commercial unit with a single WC, bin store and bike store.

The unit has been constructed to a 'shell and core' finish allowing the new tenant to fit the unit out to their own specification although costs are available for the contractor to provide fit out if required.

Accommodation

The premises have an approximate net internal floor area of 55.56 sq m (598 sq ft).

Services

It is understood that mains gas, electricity, water and high-speed broadband are available with services capped off within the building.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers.

EPC

To be assessed.

Business Rates

The premises are entered into the 2023 rating list with a rateable value of £11,140 therefore eligible occupiers will benefit from small business rate relief.

All interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on 01223 457743 in order to verify their rates liability.

Planning

We understand that the premises are suitable for a variety of commercial uses including shop, café, office, professional services and health uses falling under Class E/F1 (formerly use classes B1 and D1).

Interested parties are advised to make their own enquiries with Cambridge City Council Planning Department regarding their intended use.

Terms

The property is available by way of a 240 year long leasehold interest, commencing from 1st January 2021, at a price of **£250,000**.

VAT will be applicable to the purchase price.

Service Charge

There may be a service charge payable for the building structure and external façade with further details available upon request.

Viewing and Further Information

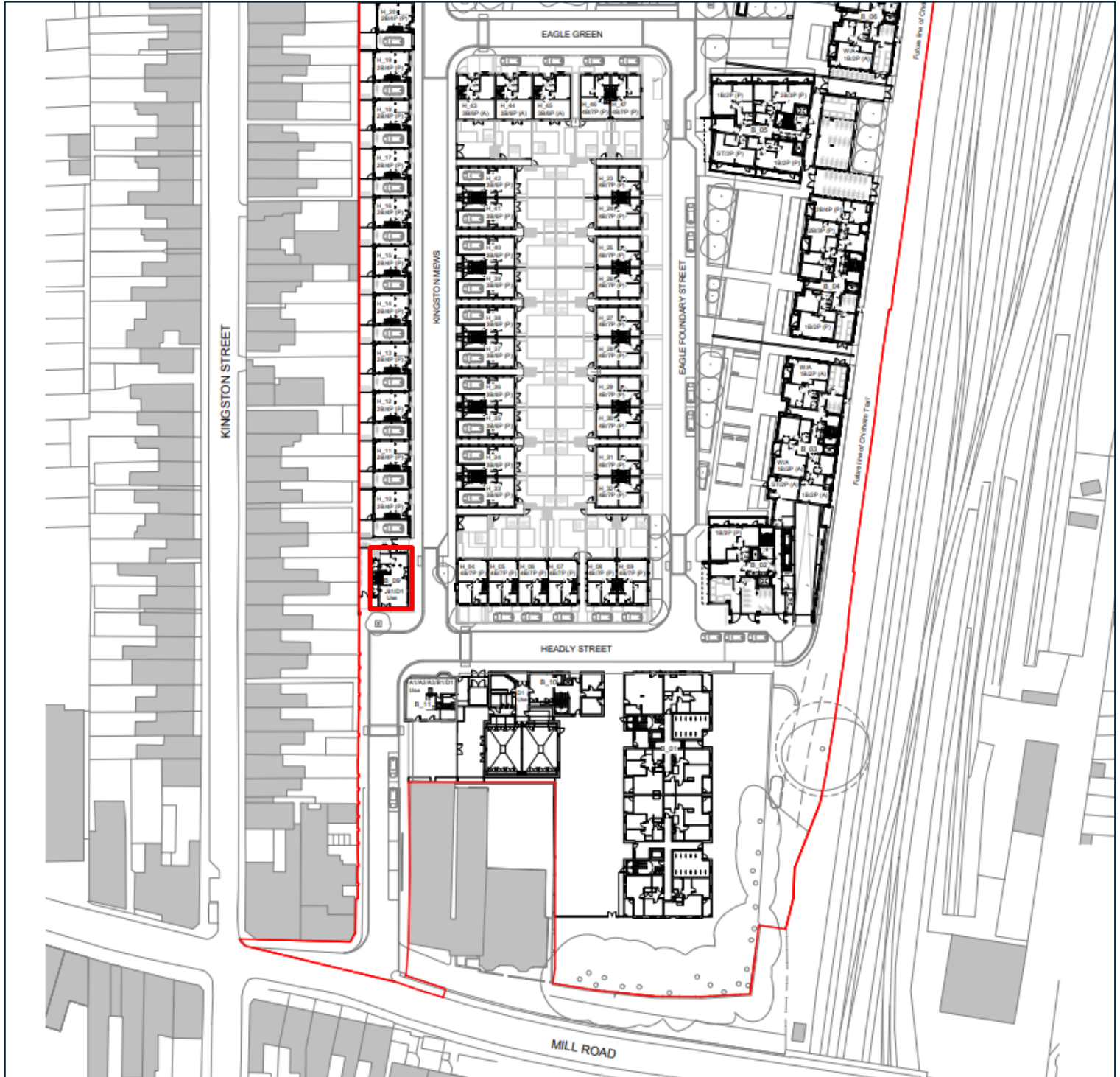
Strictly through the sole agent, Cheffins.

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Former Marketing Suite



For identification purposes only.

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