

FREEHOLD SALE

CHEFFINS

The Corner Shop, 8 St Peter's Street
& 8 Pound Hill, Cambridge, CB3 0AE



Location

The property is located on the corner of Pound Hill and St Peter's Street, a ten minute walk north west of Cambridge city centre. The M11 is approximately 1.6 miles to the west providing access to London, Stansted Airport and wider connectivity to the north. Cambridge Railway Station is a 40 minute (1.7 miles) walk to the south east and Cambridge North Station 3 miles to the north east.

The property benefits from close proximity to a good selection of specialist shops, restaurants and bars on Magdalene and Bridge Streets. Kettle's Yard art gallery and The Museum of Cambridge are approximately 200 metres away.

Description

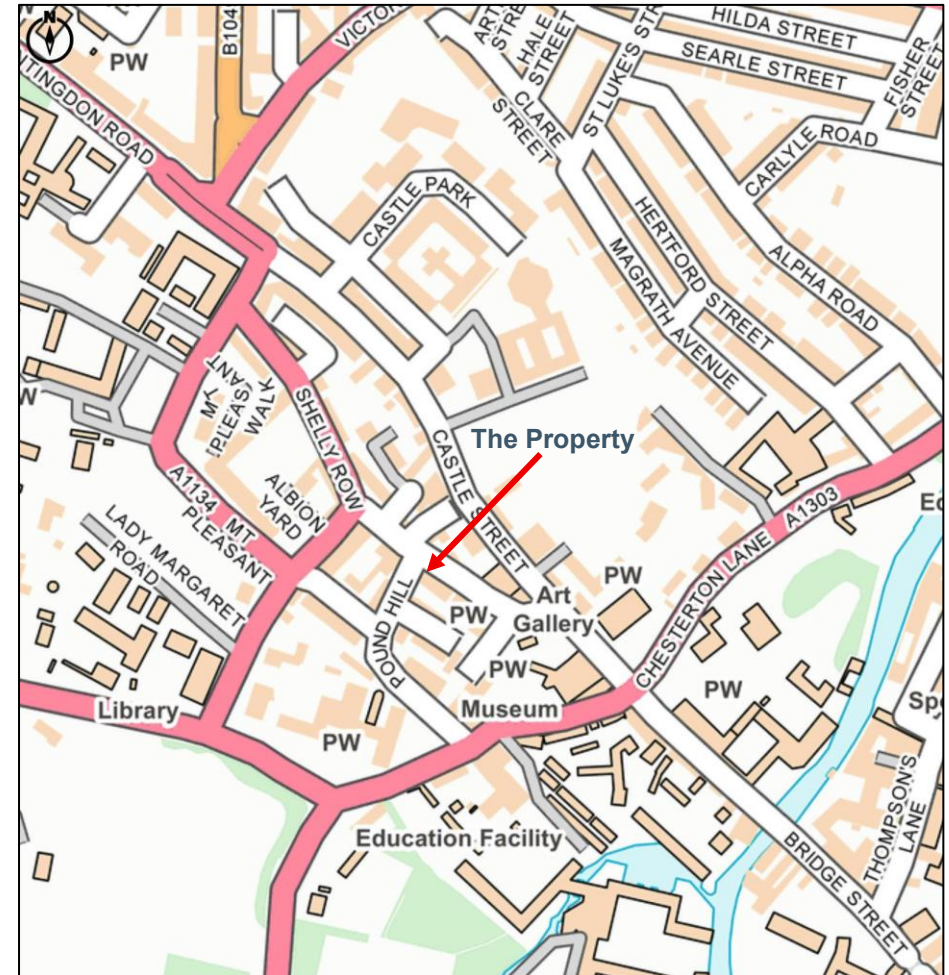
The property comprises two attached 2 storey buildings occupying a prominent corner location at the junction of Pound Hill and St Peter's Street. The buildings are of brick construction under pitched slate roofs, with feature windows and separate entrances for each unit. There is 1 parking space located on St Peter's Street. The parking space is outlined in blue on the cover photo.

The property is currently vacant and could suit a mix of uses from office occupiers to retail uses. There may be scope for residential conversion subject to planning.

The property is not listed, however, is situated in the Castle and Victoria Road conservation area.

The property is connected to mains gas, electricity, water and sewerage.

It is understood that there is currently no service charge payable.



Floor Areas

The property comprises the below net internal areas:

Address	square feet	square meter
8 Pound Hill	520 sq ft	48.31 sq m
The Corner Shop, 8 St Peter's St	805 sq ft	74.79 sq m
Total	1,325 sq ft	123.10 sq m

Energy Performance Certificates

The property contains the following entries in the Energy Performance Certificate Register:

Address	Rating	Expiry Date
8 Pound Hill	D (91)	9 January 2033
The Corner Shop, 8 St Peter's St	B (48)	16 August 2031

Business Rates

The property has the following entries into the VOA Rating List 2026:

Address	Rateable Value
8 Pound Hill	£11,500
The Corner Shop, 8 St Peter's St	£14,000

Viewings and Further Information

Strictly through the sole agents, Cheffins;

Edward Dodson

Tel: 07747 637 503

Email: Edward.dodson@cheffins.co.uk

Important Notice; Cheffins and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cheffins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Terms

The property is available for sale freehold, **with vacant possession**, at a guide price of **£600,000**.

We understand that the Property is not elected for VAT.

Title information and floor plans available upon request.

Legal Costs

Each party to bear their own legal costs in association with this transaction.



Freddie Wootton

Tel: 07876 565 478

Email: Freddie.wootton@cheffins.co.uk

