

Chivers Rise Retail Units at West Cambourne, CB23 6EF

Retail Units For Sale



Summary

Cambourne

Cambourne is situated in west Cambridgeshire, with a population of 12,200 people. Future growth for Cambourne expects the population to reach roughly 19,650 residents with 7,120 homes by 2033.

Location

The properties are located in the new residential development at west cambourne, adjacent to the new village college. The residential is the fronting sheepfold square, two seperate buildings comprising a total of 10 retail (E Class) Shops.

Additional Information

Long Leaseholdsale

999 year lease

Planning

Use Class E

Sale Price

Price on Application

Specification

Built in shell and core condition without shop fronts

EPC

SBEM.

Service Charge

Details TBC

Business Rates

To be assessed.

Legal costs

All parties to bear their own legal costs.

VAT

The property is elected for VAT

Timing

Block S20 will be completed March 2027 and S04 will be completed September 2027 (Subject to Change)

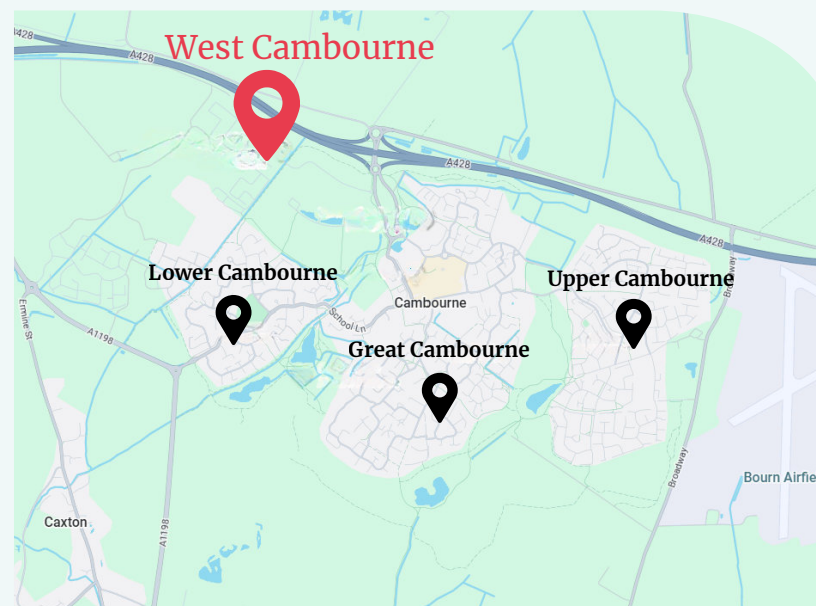
Parking

Each unit will be allocated one parking space

Wider Cambridgeshire



Cambourne Town



West Cambourne

Masterplan



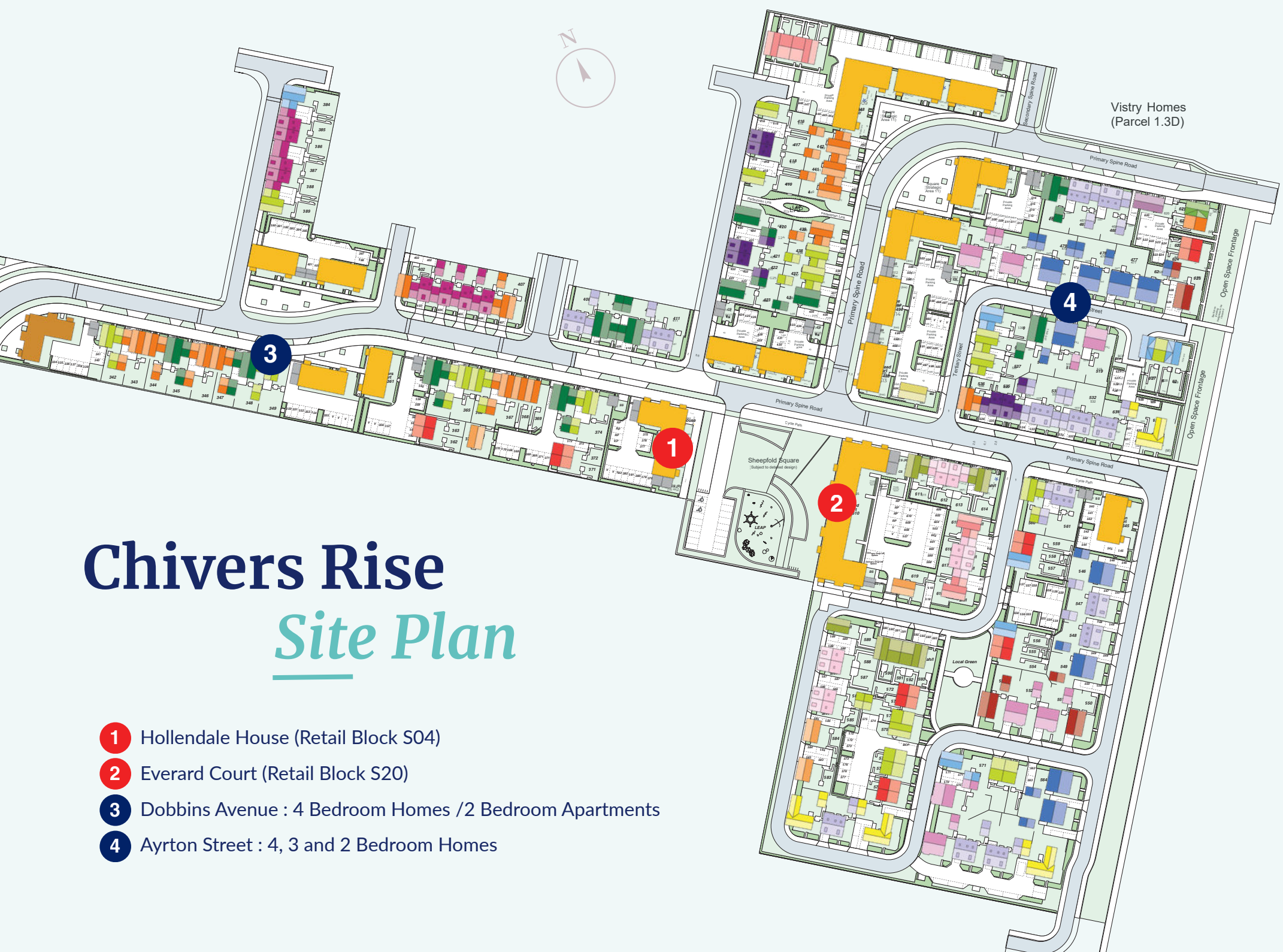
WEST CAMBOURNE KEY

- ■ ■ = FOOTPATH
- = STRATEGIC LANDSCAPE
- = CHIVERS RISE
- = BURGHLEY GREEN & ELLISON GARDENS PROPOSED EMPLOYMENT AREA

Chivers Rise

Site Plan

- 1 Hollendale House (Retail Block S04)
- 2 Everard Court (Retail Block S20)
- 3 Dobbins Avenue : 4 Bedroom Homes / 2 Bedroom Apartments
- 4 Ayrton Street : 4, 3 and 2 Bedroom Homes



Accommodation

There are 10 units for sale comprised in two different Blocks

Hollendale House (Block S04)

Unit 1	666.18 sq. ft	61.89 sqm
Unit 2	666.18 sq. ft	61.89 sqm
Unit 3	666.18 sq. ft	61.89 sqm
Unit 4	666.18 sq. ft	61.89 sqm

Everard Court (Block S20)

Unit 5	666.18 sq. ft	61.89 sqm
Unit 6	666.18 sq. ft	61.89 sqm
Unit 7	666.18 sq. ft	61.89 sqm
Unit 8	666.18 sq. ft	61.89 sqm
Unit 9	666.18 sq. ft	61.89 sqm
Unit 10	666.18 sq. ft	61.89 sqm

The Shops have capped services. There is a separate bin storage area.

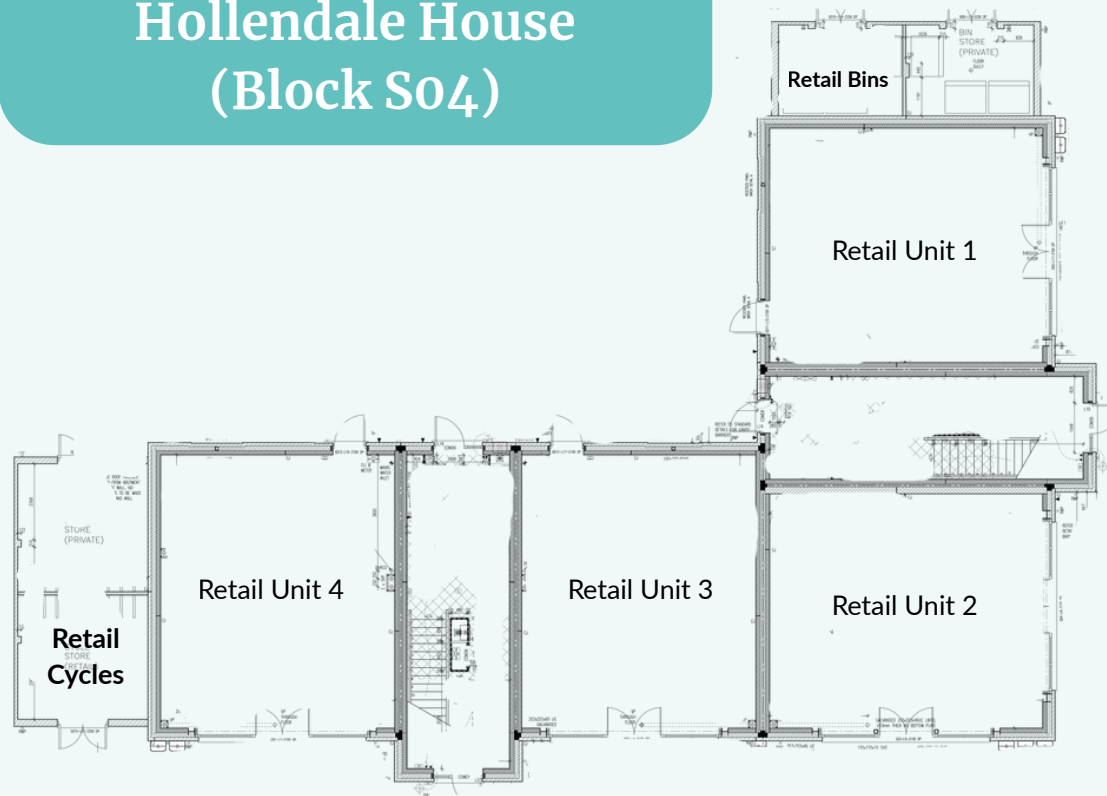
Local Centre

The Local Centre at Chivers Rise will be comprised of both Everard Court and Hollenadale House's Retail Frontages, multiple small green areas and a play park for children.

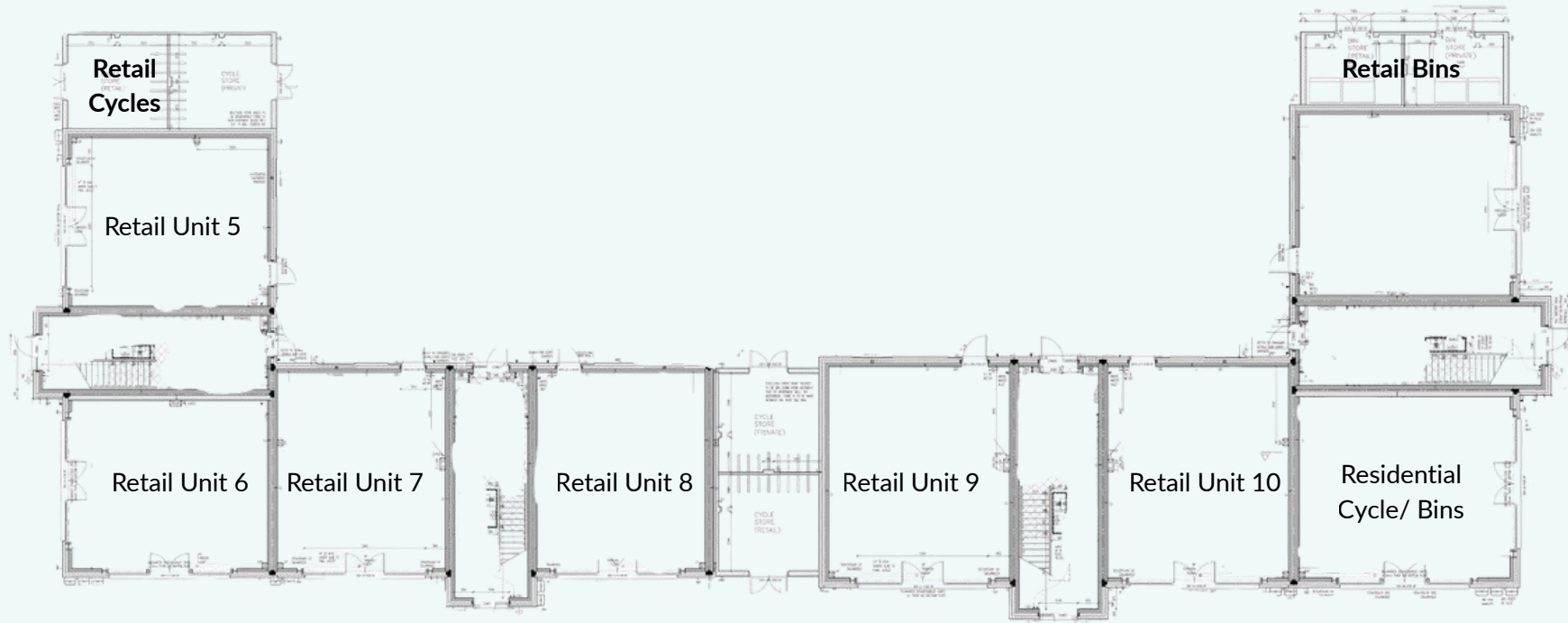
It will be essentially pedestrianised up to the play park where there is multiple parking spots, disabled and regular. When fully occupied there will be 10 Retail Shops, benefitting the residential developments all around the West Cambourne Area.



Hollendale House (Block S04)



Block S20



Block S20



Block S20



Block S20



*Get in touch with
our experts*



James Lankfer

01223 559 558

james.lankfer@bidwells.co.uk



Matt Hallam

07442 634 355

matt.hallam@bidwells.co.uk

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