



For Sale: Mixed Use Investment

1,674 sq ft (155.51 sq m)

24 Milton Road
Cambridge
Cambridgeshire
CB4 1JY

- Vacant mixed use investment
- Restaurant on the ground floor with 2 bedroom flat above
- Offers In Excess of £500,000
- Interest in a new lease of the restaurant invited.

Location

The property is situated within an established retail parade on Milton Road, close to its junction with Chesterton Road. There is access by foot on to Springfield Road. The property is an approximate 5 minute walk to Jesus Green and 10-15 minute walk of the city centre.

Description

The property comprises a ground floor restaurant premises and two bedroom flat.

The retail unit is currently vacant and was last operated as restaurant. It has been extended over the garden to provide a predominantly open-plan seating area with kitchen to the rear.

The flat comprises a good size kitchen, bathroom, bedroom and large living room at first floor level with a further bedroom on the second floor.

Accommodation

The property comprises restaurant accommodation at ground, with residential accommodation at first and second. The total approximate net internal area are as below:

Ground floor	989 sq ft (91.90 sq m)
First Floor	425 sq ft (39.52 sq m)
Second Floor	201 sq ft (18.75 sq m)
Total	1,615 sq ft (150.04 sq m)

Planning

The property is a shop falling under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.



Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2026 with a rateable value of £17,000.

Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 743.

Service Charge

There is no service charge payable for this property.

EPC

The property has the following EPC ratings:

- Commercial: C (53), expiry **4th September 2034**
- Residential: E (45), expiry **16th September 2034**

Terms

The freehold interest in the property is available at offers in excess of £500,000.

Parties interested in a lease of the restaurant unit are invited to make enquiries.

Legal Costs

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

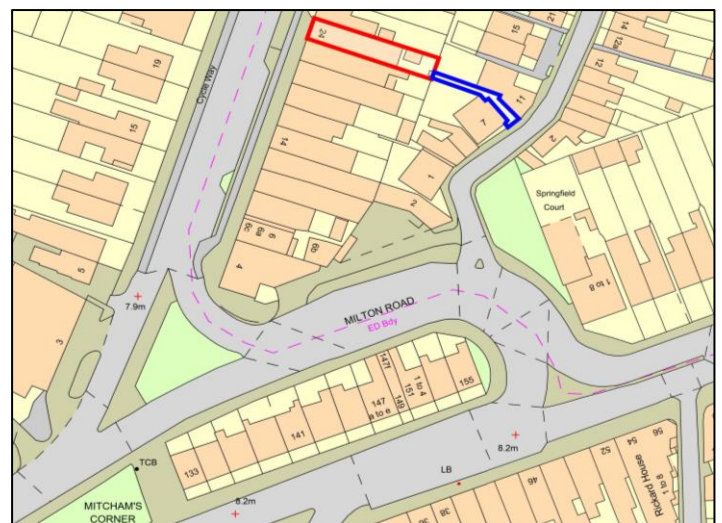
Viewing and Further Information

Strictly through the sole selling agent, Cheffins.

Freddie Wootton

Tel: 01223 213 666

Email: freddie.wootton@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk. These particulars are intended to give a fair description of the property, but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore, no warranty can be given as to their condition and applicants must satisfy themselves in this respect.