

42 and 42a Chesterton Road, Cambridge, CB4 1EN  
*Shop and First Floor Flat For Sale*



*Ground Floor unit : 559 sq ft (51.9 sq m)*

*Basement : 113 sq ft (10.5 sq m)*

*First Floor Flat : 454 sq ft (42.2 sq m)*

*Total : 1,126 sq ft (104.6 sq m)*

# Summary

## Location

The premises are prominently positioned on Chesterton Road, a busy mixed-use area with strong footfall and excellent transport links. The property is located close to the River Cam and benefits from high footfall and vehicle traffic, with Chesterton Road being a principal route into Cambridge City Centre.

The surrounding parade features a variety of independent restaurants, coffee shops, pubs and bars which boosts the offering and vibrancy within the area. The green spaces of Midsummer Common and Jesus Green are a 10-minute walk and are equidistant to Cambridge city centre.

On-street parking is available nearby, supported by good public transport access for customers and staff.

## Freehold Sale Details

Freehold available with vacant possession or alternatively with the first floor flat in occupation at a monthly rent of £1000. Price £500,000 exclusive of VAT

## VAT

The property is elected for VAT.

## EPC

The retail premises has an energy rating D (96). The first floor flat has an energy rating C (69).

## Development Potential

Potential to develop an extension to the rear of the premises, subject to planning permission.

## Business Rates

The Valuation Office Agency 2026 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value April 2026 £14,000. Interested parties are advised to make their own enquiries of the City Council.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## AML

Prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks as part of the sales process.



# Accommodation

The retail premises are arranged over ground floor and basement with the following approximate areas. There are kitchen and WC facilities to the rear of the unit.

The first floor comprises a one bed flat with separate access from Chesterton Road.

4 allocated car parking spaces to the rear which are accessed via Trafalgar Road

Description	Sq ft
Ground Floor	559 sq. ft (51.9 sq. m)
Basement	113 sq. ft (10.5 sq. m)
First Floor Flat	454 sq. ft (42.2 sq. m)
Total	1,126 sq. ft (104.6 sq. m)



# Images



# Images



# Images



# Chesterton Road

# Location

Staples Corner, 121-123 Chesterton Road

The Portland

coop



GREENE KING  
BURY ST EDMUNDS

THE TIVOLI

Margaret's

RESTAURANT  
TWENTY-TWO  
CAMBRIDGE

BARCLAYS

YORKSHIRE  
BUILDING SOCIETY

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Viewings strictly on request.

**Certified**



**Corporation**

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