BIDWELLS

121-123 Chesterton Road, Cambridge, CB4 3AT

Retail Units To Let



121-123 Chesterton Road, Cambridge, CB4 3AT

Key Details:

The premises are located on the intersecting junction of Victoria Road and Chesterton Road each fronting onto the vibrant and busy Chesterton Road. There are 27 dedicated parking spaces demised to the units, located on the roof of unit 1 which is accessed directly from Unit 1 either via a lift or stairs. An off-road front loading bay is also incorporated within the scheme.

Opportunities:

Unit 1: 11,220 sq ft
Unit 2: 5,087 sq ft
Old Lloyds Bank: 1,827 sq ft

Rent:

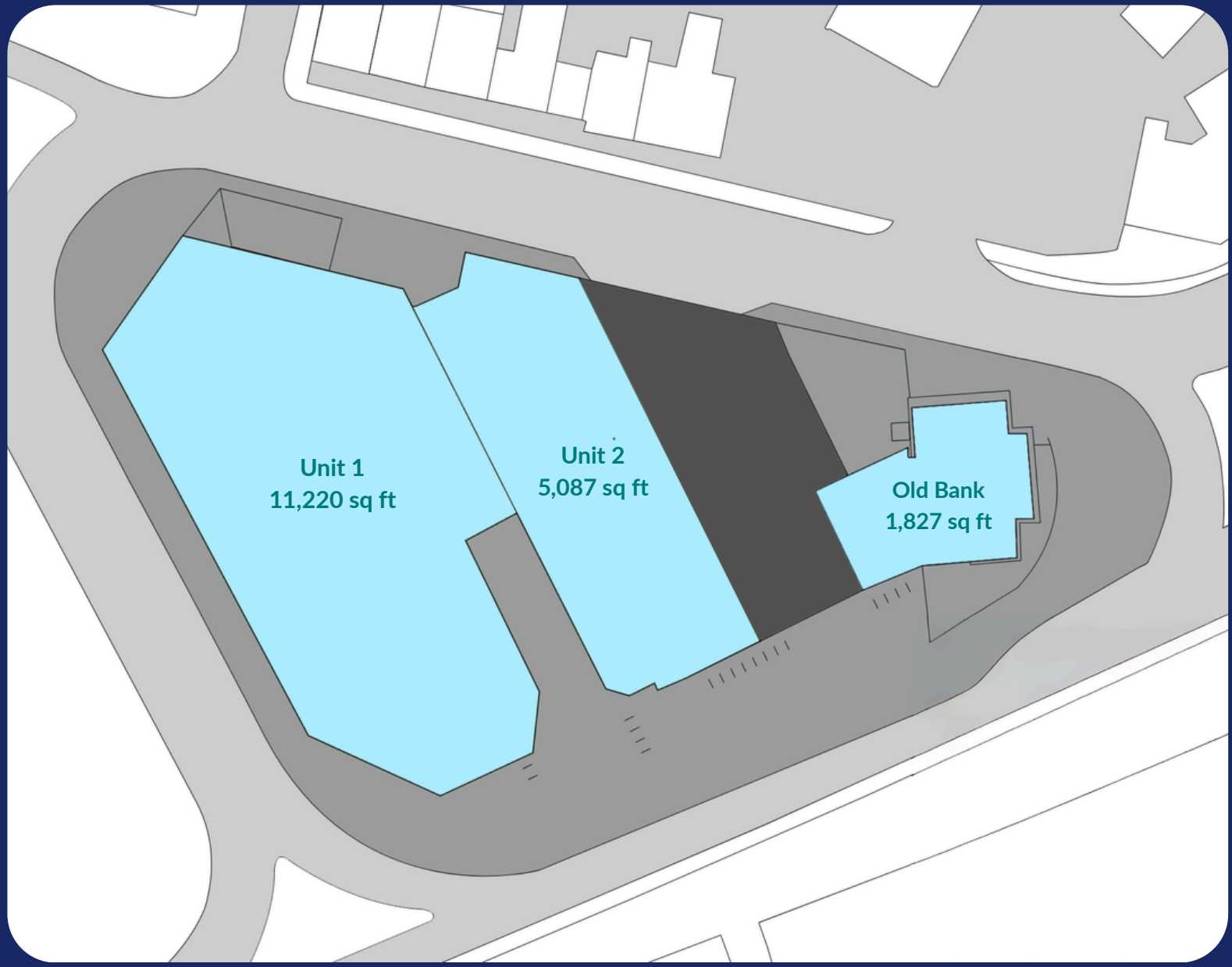
Further details available on request

Planning:

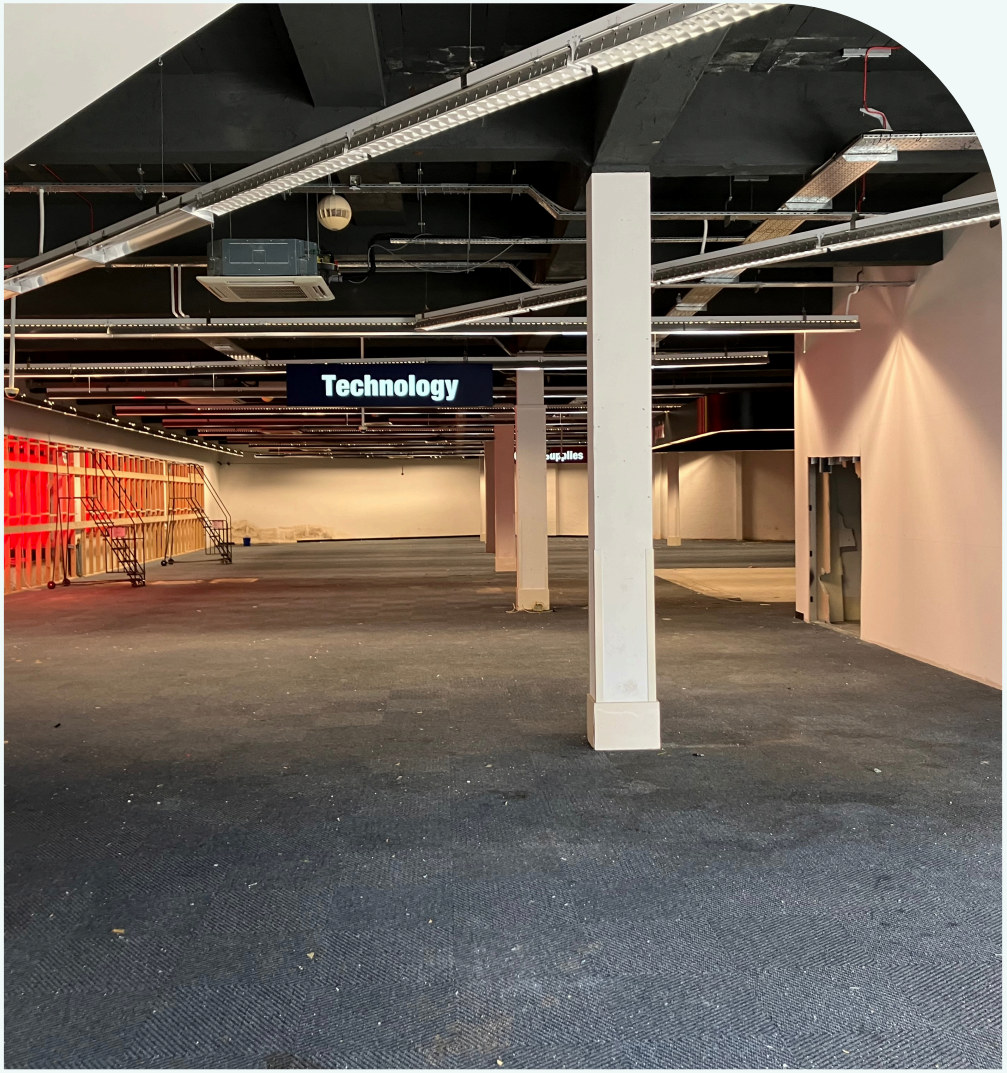
The property benefits from Class E use (A1 Non- Food Retail)

Location

Situated on one of the main routes linking Cambridge's historic centre with the popular Chesterton and East Cambridge neighbourhoods, the property enjoys great visibility, steady footfall, and convenient access to local amenities and transport links..



Unit 1 and 2



Location

Units 1 and 2 are situated on a highly prominent position on one of Cambridge's main thoroughfares from Chesterton into the city centre , offering visibility to both vehicular and pedestrian traffic. The property sits on Chesterton road within a well-established mixed-use area, surrounded by independent retailers, cafés, and local amenities. Just a short walk from the River Cam and within easy reach of Cambridge city centre, the location benefits from excellent connectivity and access to key residential neighbourhoods, making it an appealing base for a variety of commercial operators.

Additional Information

Business Rates
The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:
Unit 1: Rateable Value 2023 £137,000
Unit 2: Rateable Value 2026 £78,500
Interested parties are advised to make their own enquiries of the City Council.

VAT
The property is elected for VAT

Lease
Available by way of a direct lease with the landlord. Quoting rent available on application.

Legal costs
All parties to bear their own legal costs.

Rental Guide
Rent on application

EPC
Available upon request.

Old Bank

Location

The property is located on a well-established and busy arterial route to the north of Cambridge from the city centre. The unit has strong visibility and a prominent frontage which directly looks onto Chesterton road. It sits adjacent to Nicholas Anthony Kitchens and close to a range of local shops, cafés and everyday amenities. The location benefits from excellent public transport links, with regular bus services connecting to the city centre and Cambridge North, and is within easy walking and cycling distance of central Cambridge, making it a convenient and accessible position for a wide range of occupiers.



Additional Information

Business Rates
The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £42,250
Interested parties are advised to make their own enquiries of the City Council.

VAT
The property is elected for VAT

Rental Guide
Rent on application

Lease
Available by way of a direct lease with the landlord. Quoting rent available on application.

Legal costs
All parties to bear their own legal costs.

EPC
Available upon request.

Accommodation

The premises' are arranged on ground floor with car park arranged on upper floors of unit 1

Description	Sq Ft
Unit 1	11,220 sq ft
Unit 2	5,087 sq ft
Old Bank	1,827 sq ft

Unit 1 is arranged over the ground and first floors, while **Unit 2** and the **Old Bank** occupy ground floor accommodation only. All three units benefit from shared on-site car parking located on the roof of the building

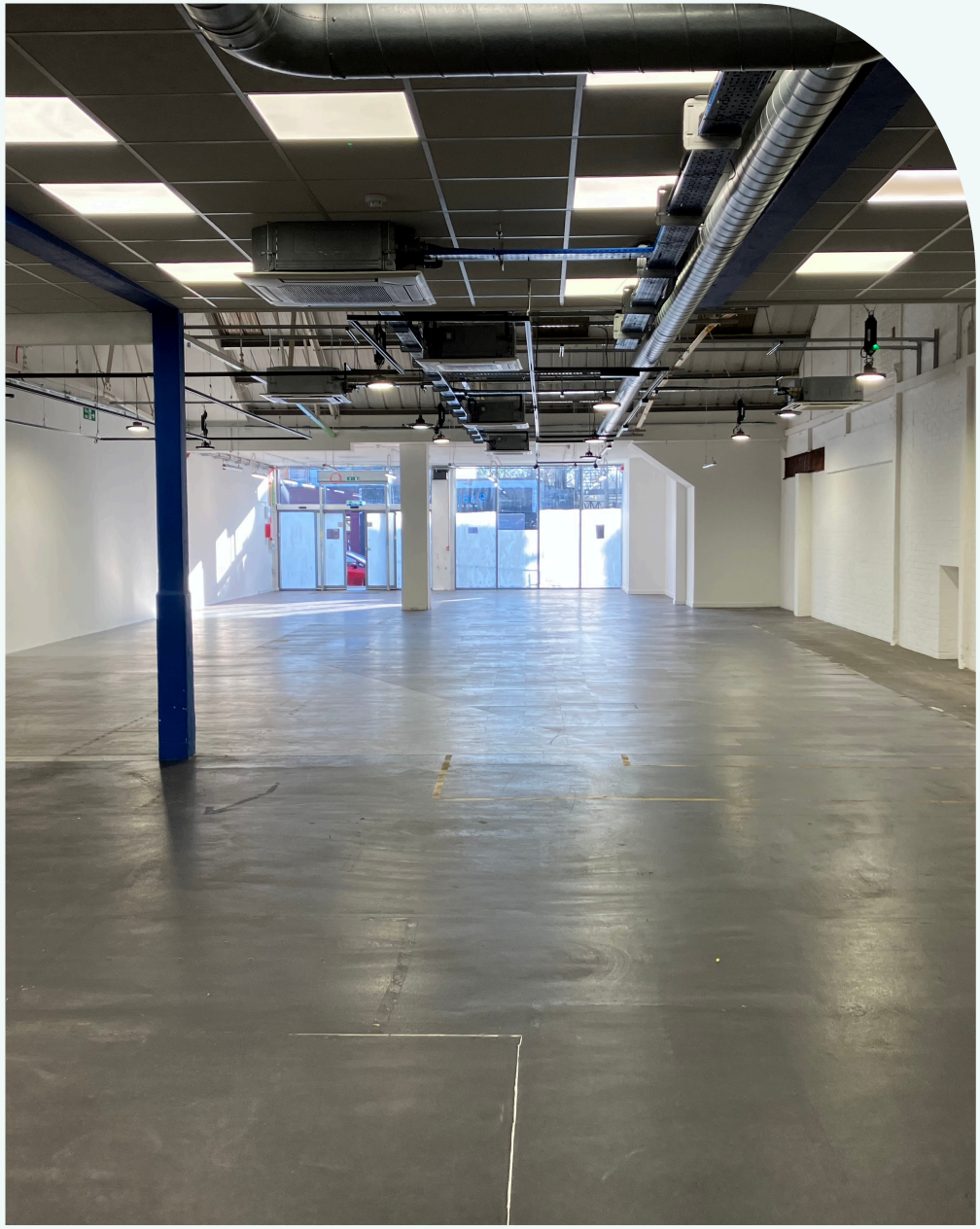






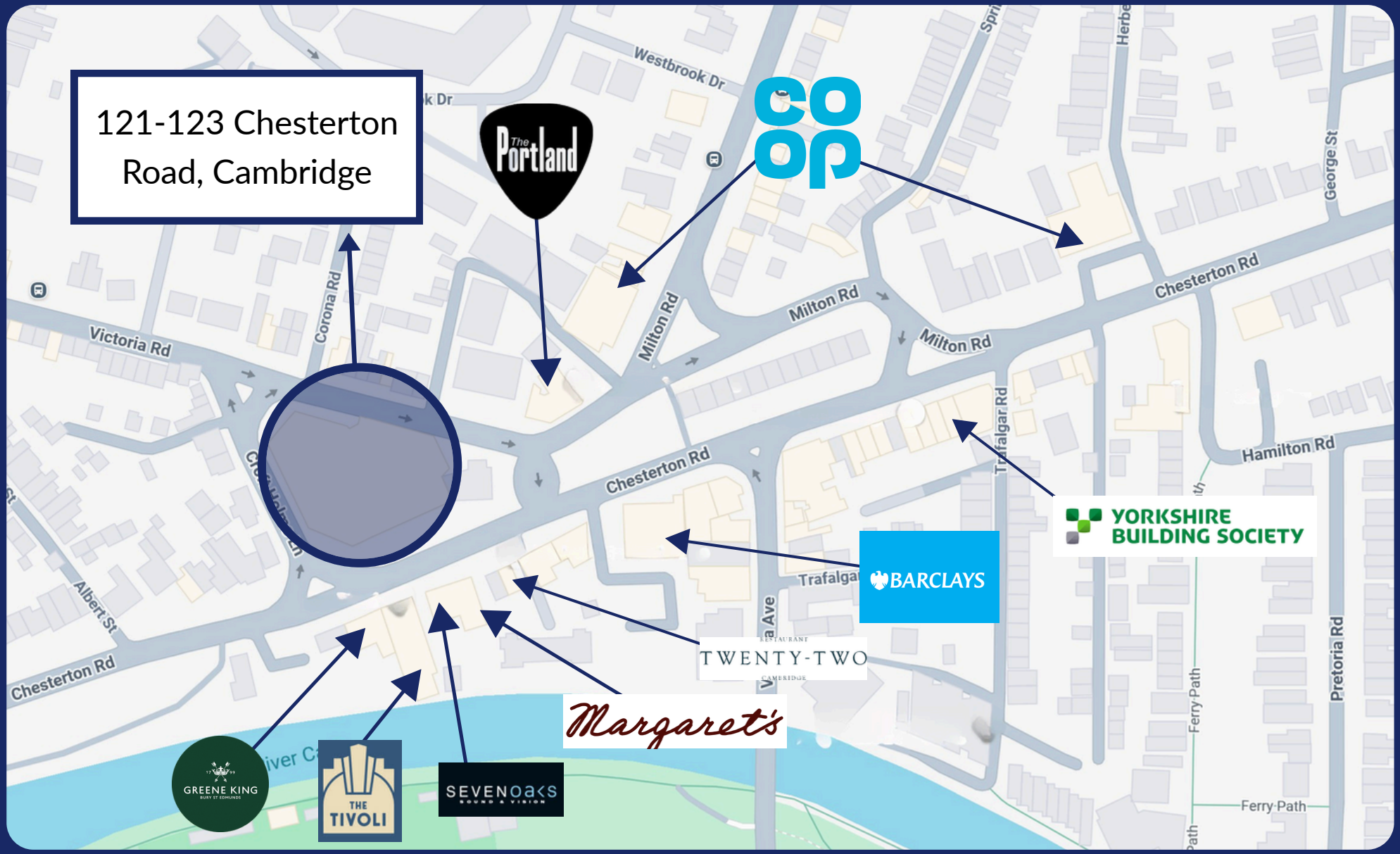
Unit 1– 11,220 sq ft





Unit 2- 5,087 sq ft

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Nearby Occupiers





Margaret's, a modern British bistro and Michelin Star Restaurant Twenty Two are collaboratively owned providing set menus all through the week. They serve up modern British food, in an elegant fine dining setting.



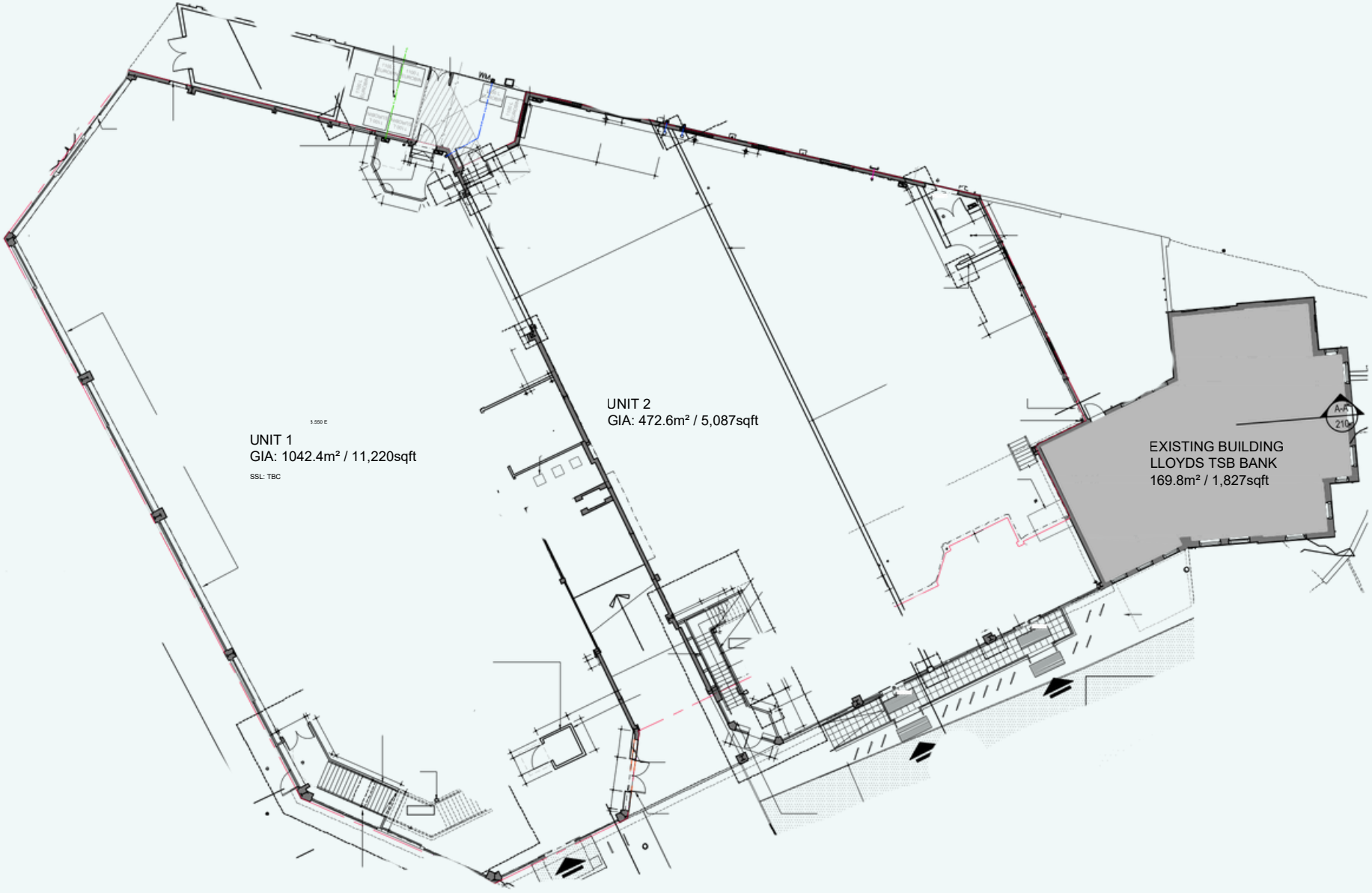
Great British Pub serving fine ales and beers from around the world, also doubling as a live music venue.



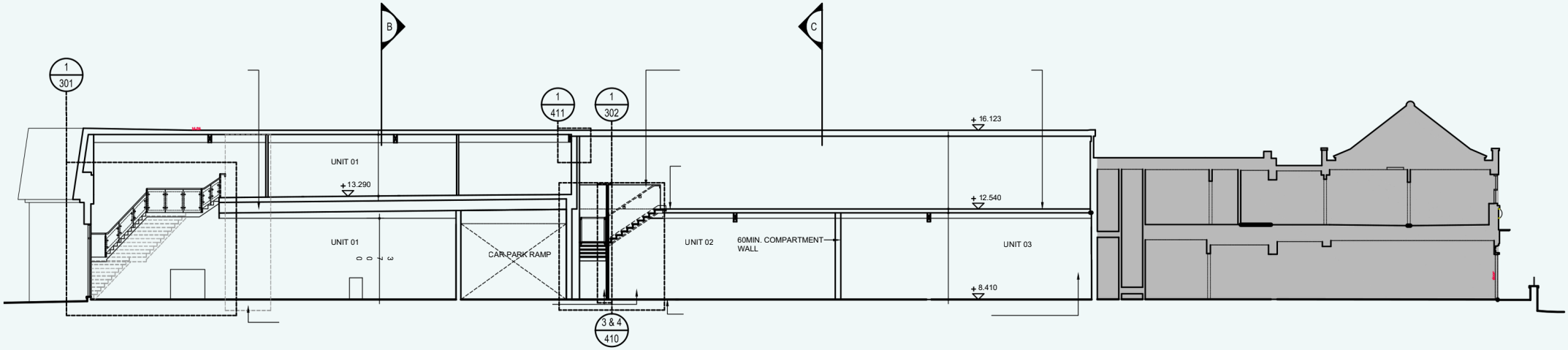
A pub bar and restaurant with multiple floors consisting of shuffleboard, minigolf and a terrace with great views of Cambridge and the river cam



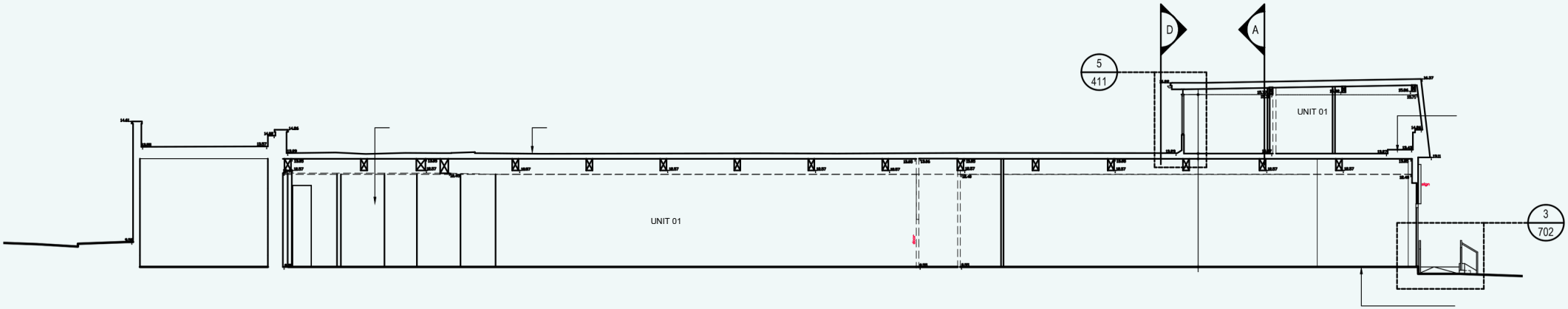
Plans


UNIT 1
GIA: 1042.4m² / 11,220sqft
SSL: TBC
UNIT 2
GIA: 472.6m² / 5,087sqft
EXISTING BUILDING
LLOYDS TSB BANK
169.8m² / 1,827sqft

Plans



SECTION A-A



SECTION B-B

BIDWELLS

Get in touch with our experts



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