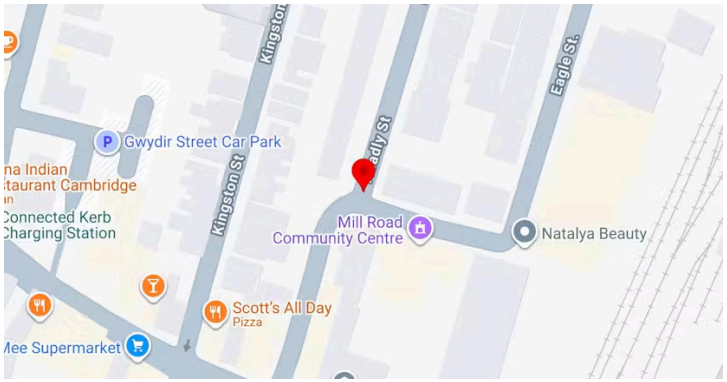


CHEFFINS

Former Marketing Suite Ironworks, Mill Road, Cambridge, CB1 2AZ

Office, Retail For Sale | Offers in excess of £180,000 | 598 sq ft



Description
The premises comprise a ground floor open plan commercial unit with bin and bike storage. The unit benefits from a large glazed return frontage, with visibility directly from Mill Road.

The net internal area of the unit is 598 sq ft.

The unit has been constructed to a 'shell and core' finish allowing the new tenant to fit the unit out to their own specification. There is currently no WC or kitchenette in the unit.

Location
Ironworks is a housing development located in central Cambridge comprising of 236 homes, a community centre and two commercial units.

The development is situated on Mill Road which is in walking distance, of Cambridge Train Station, the city centre and Anglia Ruskin University. Mill Road is a popular cosmopolitan area home to a vibrant mix of local traders and speciality shops together with various restaurants and cafes.

To the south of the site is Mill Yard, a recently regenerated mixed use scheme, which brings further vitality to the area.

EPC
The property does not have a valid EPC and requires reassessment.

Planning
Suitable for uses under Classes E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to get in touch with West Suffolk Council Planning Department regarding their proposed use.

Business Rates
The property is not currently on the ratings list and therefore, there is no current rateable value.

Interested parties are advised to speaking to the relevant billing authority to confirm any queries.

Estate Charge
There is an estate charge payable which covers maintenance of the common areas of the estate.

The current charge is estimated to be £1,689.08 per annum.

Terms
The property is available by way of a 240 year leasehold interest, commencing from the 1st January 2021.

Offers are invited in excess of £180,000. VAT will be payable in addition to the purchase price.

Legal Costs
Each party to pay its own legal costs in relation to the transaction.

Further information
- View details on our website
- View Microsite

Contact & Viewings


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