

24 Chesterton Road

CAMBRIDGE | CB4 3AX

**MIXED-USE
FREEHOLD
INVESTMENT**



- Prominent mixed-use detached building
- Two ground floor commercial units and four first floor maisonettes
- Current income: £105,100 per annum

- Located on a busy arterial road, surrounded by a range of amenities
- Guide price: £1.3M
- Reflects a net yield of 7.6%

Location

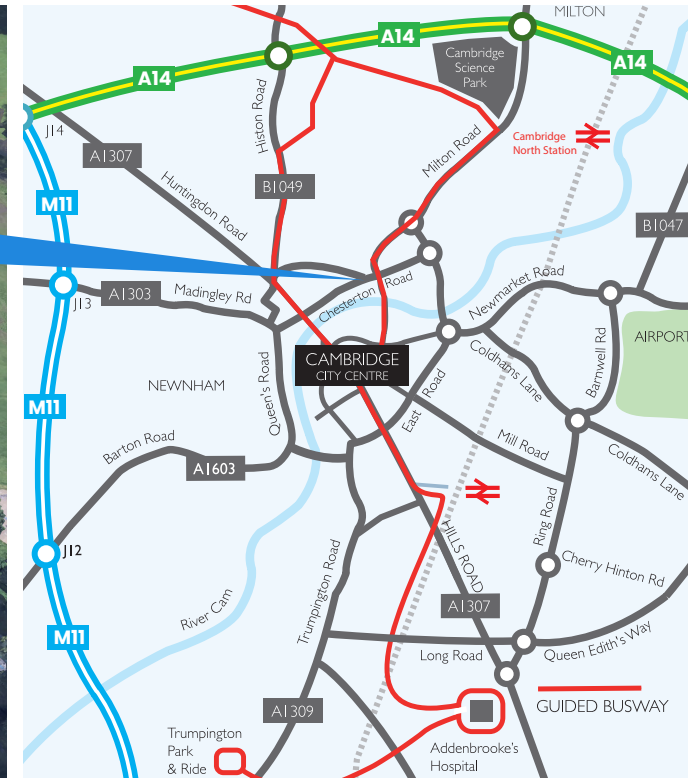
Cambridge has a dynamic local economy driven by world-class research and enterprise, linked to the University of Cambridge.

The city's strength in science and innovation attracts a highly skilled workforce and significant investment, keeping employment and productivity above national averages. The property itself occupies a prominent position on Chesterton Road, which is a main arterial route into Cambridge city centre. The property is situated close to the River Cam and Mitchams Corner.

The surrounding area offers strong visibility and consistent foot and vehicle traffic, providing excellent exposure for businesses. It is a 10 minute walk to the city centre, well connected by public transport, and easily accessible from nearby

residential estates. Infrastructure projects and regeneration around Mitcham's Corner continue to enhance the commercial appeal of this area.

A variety of independent shops, restaurants, coffee shops, bars and pubs are located close to the property, which has created a vibrant local atmosphere. This area has become a sought after residential location, particularly for young professionals and academics. Cambridge's economic success has created consistently high residential demand, which has led to continued capital value and rental growth over recent years.



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Description

The property comprises a brick-built building that was constructed in the 20th century, believed to be late 1930s.

The property is arranged over two storeys.

The ground floor provides two commercial units. One large retail unit with significant frontage that is currently occupied by a carpet store, and one smaller unit which is currently occupied by a restaurant operator, which includes the maisonette above. The first floor comprises three further residential maisonettes, each with own front door on Chesterton Road.

Mains electricity, gas, water and sewerage are connected.

There is a parking area to the rear of the property which includes a bin area and bike stand. This area is accessed via a private road to the right-hand side of 24A.



EPCs

	GRADE	SCORE
24A – 24B	E	117
24C–E–G	C	58
24D	E	51
24F	E	52
24H	E	39



Internal images of maisonettes (before occupation by current tenants)

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Tenancy Schedule

UNIT	DESCRIPTION	RENT PA	TENANCY	TENANT	GROSS INTERNAL AREA (SQ FT)	START	EXPIRY	DEPOSIT	RENT REVIEW	COMMENTS
24A & 24B	Restaurant and takeaway ground floor, plus first floor staff accommodation	£21,500	Fixed term	Amir Hussain Chowdhury	Shop: 884 Maisonette: 743	09/11/2023	25/05/2030	£10,750	25/05/2027 to open market rent	Took assignment of lease S24 to 28 LTA 1954 excluded Lease contains license to alter Tenant has 2 parking spaces Maisonette has 2 bedrooms, bathroom, kitchen, and living room
24 C-E-G	Carpet shop - ground floor	£26,600	Fixed term	Savegreat Ltd	1,907	13/09/2023	12/09/2032	N/A	13/09/2026 & 13/09/2029 to open market rent	S24 to 28 LTA 1954 excluded Landlord break option 13/09/2029 Tenant provided personal guarantee Lease subject to schedule of condition Tenant has 2 parking spaces
24D	2 bedroom maisonette	£19,200	Assured shorthold tenancy	In occupation	743	15/09/2025	14/09/2026	£1,845	N/A	One double bedroom and one single bedroom, plus living room, kitchen and bathroom
24F	2 bedroom maisonette	£19,200	Assured shorthold tenancy	In occupation	743	03/03/2025	02/03/2026	£1,845	N/A	One double bedroom and one single bedroom, plus living room, kitchen and bathroom
24H	2 bedroom maisonette	£18,600	Assured shorthold tenancy	In occupation	667	02/06/2025	01/12/2025	£1,785	N/A	One double bedroom and one single bedroom, plus living room, kitchen and bathroom
		TOTAL RENT PA £105,100			TOTAL AREA 5,687					

Terms

The property is available for sale freehold, subject to the occupational tenancies.

No VAT will be payable on the purchase price.

Guide Price: £1.3M

A purchase at this price reflects a gross yield of 8%, and a net initial yield of 7.6%, assuming purchaser's costs of 6%.

Car Park

A long leasehold interest will be created alongside the freehold sale. This leasehold interest will cover the car park area, granting current and future occupiers a continued right to use this area. Occupiers will also have continued use of the cycle and bin stores. A ground rent will be put in place. Please refer to the plan and data room for further information.

Service Charge

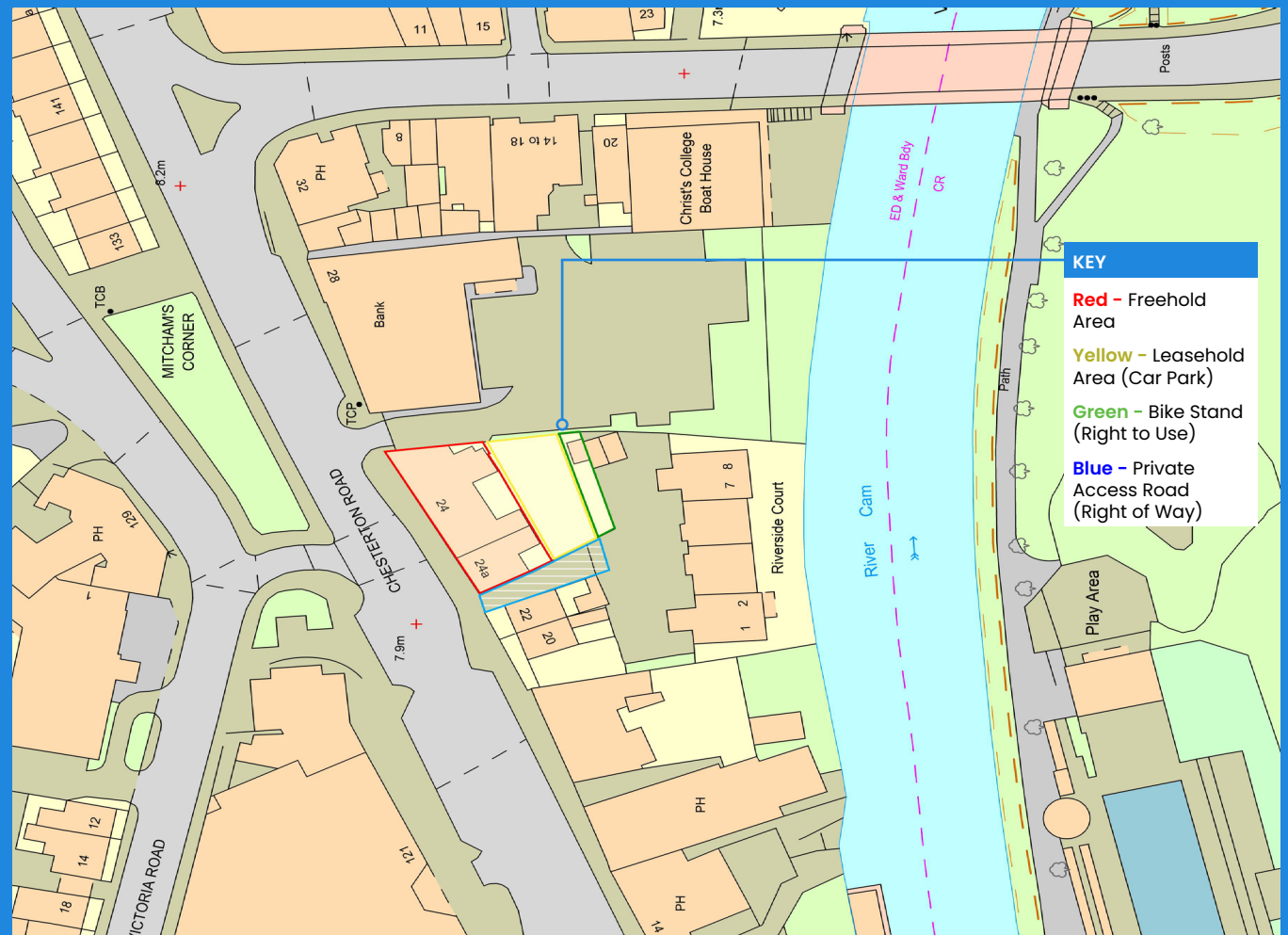
The current occupiers of the building are liable for a service charge which covers external and common parts maintenance.

Data Room

Data room access will be granted upon request.

Anti Money Laundering

Prospective purchasers will be asked to produce proof of identification and proof of address. There may also be additional documentation that prospects are required to produce.



The freehold interest to be sold is outlined in red. For identification only.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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