

YHA CAMBRIDGE

97 Tenison Rd, Cambridge, CB1 2DN

FOR SALE



**OFFERS IN EXCESS
OF £3,750,000
FREEHOLD**

A unique and rarely available hostel business within the heart of the world-famous University town of Cambridge, located close to the main railway station

**Lambert
Smith
Hampton**

The Opportunity

- Substantial detached freehold Property
- Close to Cambridge's Principle Transport Gateway
- Only trading hostel within Cambridge
- Notable part of the city's accommodation landscape for over 80 years
- Main reception area including licensed café & bar
- Residents lounge and shared kitchen
- Large external trade garden patio area
- Total GIA of 978 sqm (10,532 sqft)
- Annual turnover of c. £1M (92% GP)
- Potential conversion to residential use (STPP)



Introduction

Lambert Smith Hampton is delighted to present a rare opportunity to acquire this landmark property on behalf of the Youth Hostel Association (YHA). Occupying a premier central location in the historic University of Cambridge, this unique hostel has been a cornerstone of the city's tourism landscape since 1945. For nearly 80 years, it has served as a vital hub for international backpackers and UK travellers alike, offering an unparalleled presence in one of the world's most famous academic destinations.

Location

The property occupies a prominent corner position at Tenison Road and Devonshire Road, in a prime residential area less than 300 metres from Cambridge Mainline Station and within 0.75 miles of the city centre, offering excellent access to amenities and strong footfall.

Set on the River Cam and located around 55 miles north of London, Cambridge has a population of over 145,000, including around 45,000 students. It is globally recognised as the home of the University of Cambridge, one of the worlds most distinguished centres of learning.

Cambridge's lifestyle blends intellectual vibrancy, cultural depth, and relaxed charm. The city features independent shops, historic pubs, cafes, and contemporary dining within a quintessentially English setting. Cycling and walking remain the modes of transport, supported by excellent rail links to London and major UK cities.



YHA Cambridge, CB1 2DN

Description

A substantial detached character property of brick construction under a pitched tiled roof with large modern style rendered additions to the side and rear. Set within its own 0.2 acre grounds incorporating a good-sized rear trade courtyard garden. Internally the ground floor areas consist of a large reception area incorporating a café/bar, restaurant and a separate residents lounge and shared kitchen. The ground and two upper floor levels provide a total of 32 bedrooms with a mix of en-suite and shared bathroom facilities.

Internal Details

Public Areas:

- Main reception area with reception desk
- Café/bar & dining area (60+ seating)
- Private guests lounge (20 seating)
- 24-hour shared resident kitchen
- 24-hour resident laundry room
- Resident lockers & luggage

Hostel Accommodation

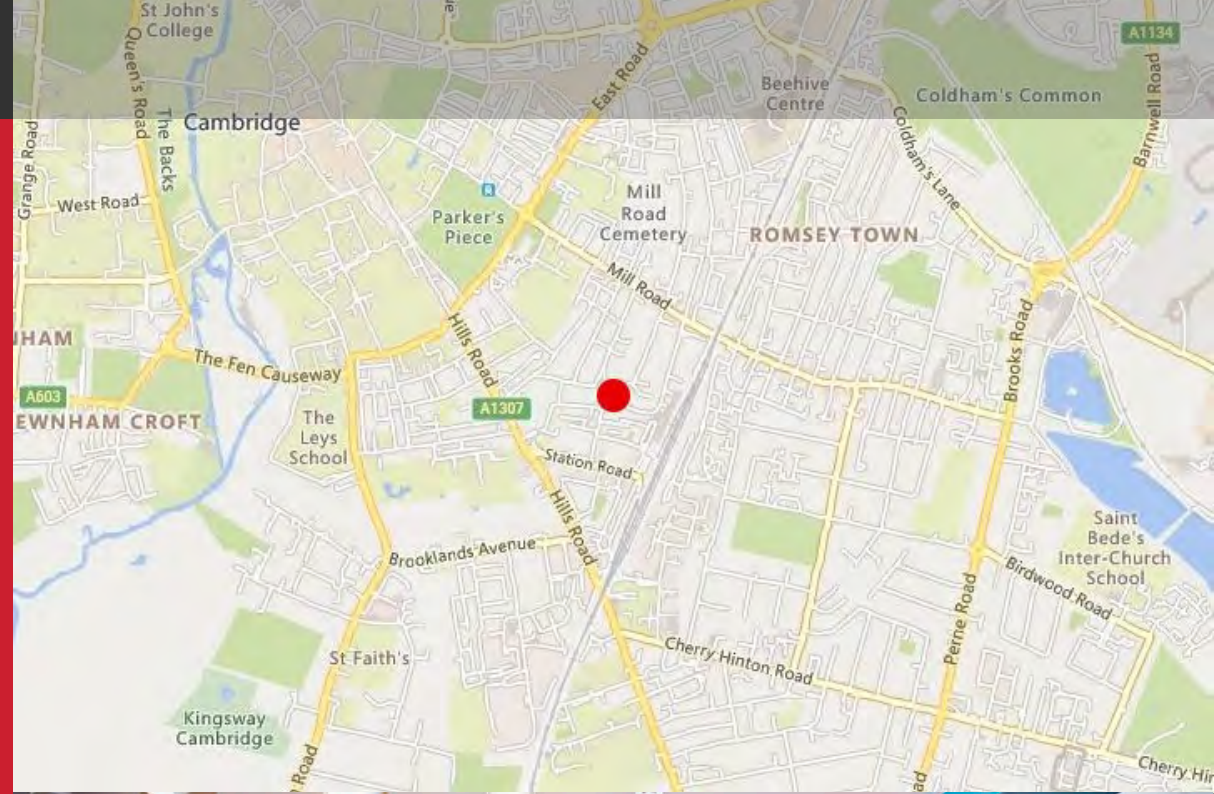
124 beds within a total of 32 guest bedrooms

- 20 dormitories (86 beds) with shared bathroom facilities
- 10 dormitories (36 beds) with en-suite facilities
- 2 dormitories (2 beds) with private WC

- Trade kitchen with dry goods store
- Staff area, plant room & linen room
- Rear courtyard patio garden (40+ seating) including 9 bike storages.

A small number of bedrooms, which include disabled rooms, have en-suite showers and WC's, but most guests share the communal facilities located on the landings in the central and front sections of each floor.

Overnight stays are from £25 per night for a shared dormitory bed and £35 for a single room. Prices do rise to £40 for dormitory beds at weekends, £60 for a single room for one person, and up to £100 per night for two people in an en-suite room at weekends.



Business

YHA Cambridge has been a notable part of the city's accommodation landscape since its establishment in 1945. The hostel was created to provide affordable lodging for young travellers, students, and visitors to Cambridge. It has remained in the same location since its inception, reflecting both its stability and its long-standing role within the community. In 2014, the building underwent a major £1.4 million refurbishment, modernising its facilities with contemporary food and beverage offerings and a range of amenities suited to modern needs.

Today, YHA Cambridge continues to serve as an accessible base for visitors exploring the city's historic colleges, museums, and cultural landmarks. Its proximity to Cambridge railway station makes it one of the most convenient hostels in the region, maintaining its original mission of providing affordable, welcoming accommodation for travellers of all backgrounds.

The hostel, which is open all year round, primarily serves schools, tourists, and leisure markets, with additional trade from transient workers and corporate travellers outside the peak summer and shoulder seasons. Income is supplemented by food and beverage sales and ancillary services such as luggage storage.

Breakfast is served up until 10am providing a choice of unlimited cooked breakfast (£10.95) with a children's option (£4.95), and an unlimited continental breakfast (£7.95). The Scholar's Café & Bar, which is fully licensed to serve alcohol, is also open to the public from 11:00 to 20:30, Monday to Sunday, serving a limited food menu (pizzas £9.95 - £12.95).

Room/bed bookings are via the YHA online booking portal with additional bookings from Hostelworld, Expedia, Hostel International and Booking.com



Additional Information

PRICE

Offers are being sought at a price in excess of £3.75M.

TRADING

Trading accounts supplied show a financial year ending February 2026, a net turnover of £909,046 with a gross profit margin of £839,450 (92.34%). More details can be provided upon request.

STAFF

In the event that TUPE applies, current staff will be transferred with the business. Details can be provided during the buyer due diligence process.

RATEABLE VALUE

£88,000 - 2026

EPC

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PREMISES LICENCE

Sale of alcohol: Sunday to Thursday 12:00 - 23:00, Friday to Saturday 12:00 - 00:00.

CONFIDENTIALITY

Under no circumstances should interested parties (including its employees, agents, or advisors) contact YHA, its shareholders, any individual property, or any of its employees.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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