



176 & 176a High Street, Cottenham, Cambridge

CB24 8RX

1223261



BTG
Eddisons

176 & 176a High Street, Cottenham

Cambridge, CB24 8RX



Agreement

For Sale



Detail

Office / Investment



Price

£250,000



Size

121 sq m (1,297sq ft)



Location

Cottenham, Cambridge



Property ID

1223261

For Viewing & All Other Enquiries Please Contact:



BEN GREEN

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JOE BERRY

Surveyor
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Property

A part let / part vacant detached property of traditional brick construction with self-contained ground and first floor offices with their own entrances.

The ground floor office (176) is subject to a lease and comprises a large open plan area, meeting room, storage room, kitchen and WC.

The first floor office (176a) is vacant and comprises five rooms, kitchen and WC, with air conditioning throughout.

The property benefits from 4 car parking spaces.

Accommodation

All measurements are approximate net internal areas:

Area	m ²	ft ²
176 High Street, Cottenham (ground floor)	70	754
176a High Street, Cottenham (first floor)	50	543
TOTAL	121	1,297

Energy Performance Certificate

176 High Street, Cottenham D - 78

176a High Street, Cottenham D - 97

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

We understand from internet enquiries made from the VOA website that the property has the following rateable values:

176 High Street £7,900
176a High Street £7,900

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the rateable value is below £51,000.

However, the amounts payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Tenancy

176 High Street (ground floor) is let to Inivatech Ltd on a lease expiring 28/03/2030 with a tenant break option on 28/03/27 at a current rent of £9,180 per annum. There is a yearly 4% increase on the rent.

Price

£250,000 for the freehold interest subject to the tenancy on the ground floor (176), details above.

VAT

VAT is not payable on the price.

Legal Costs

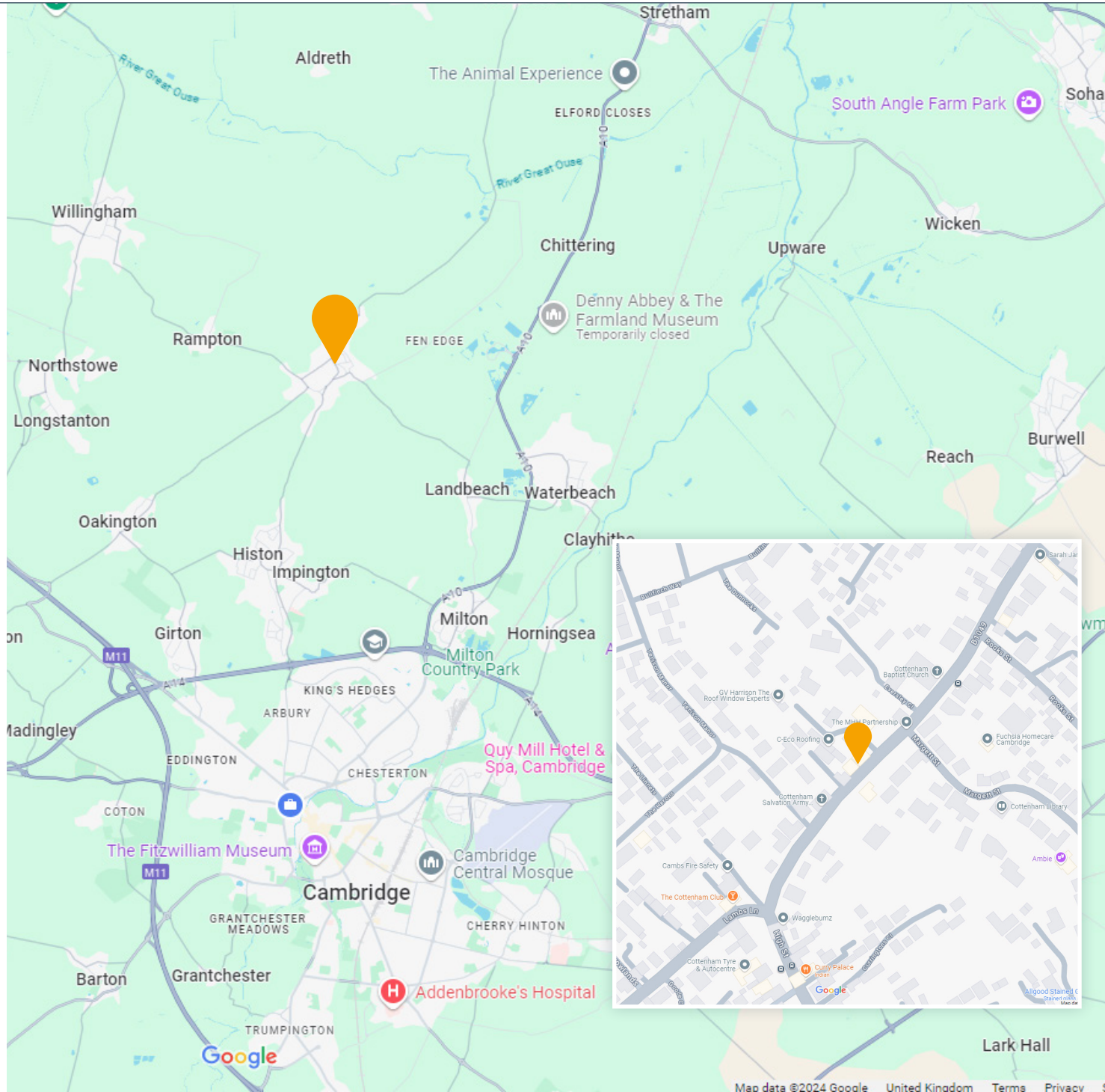
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

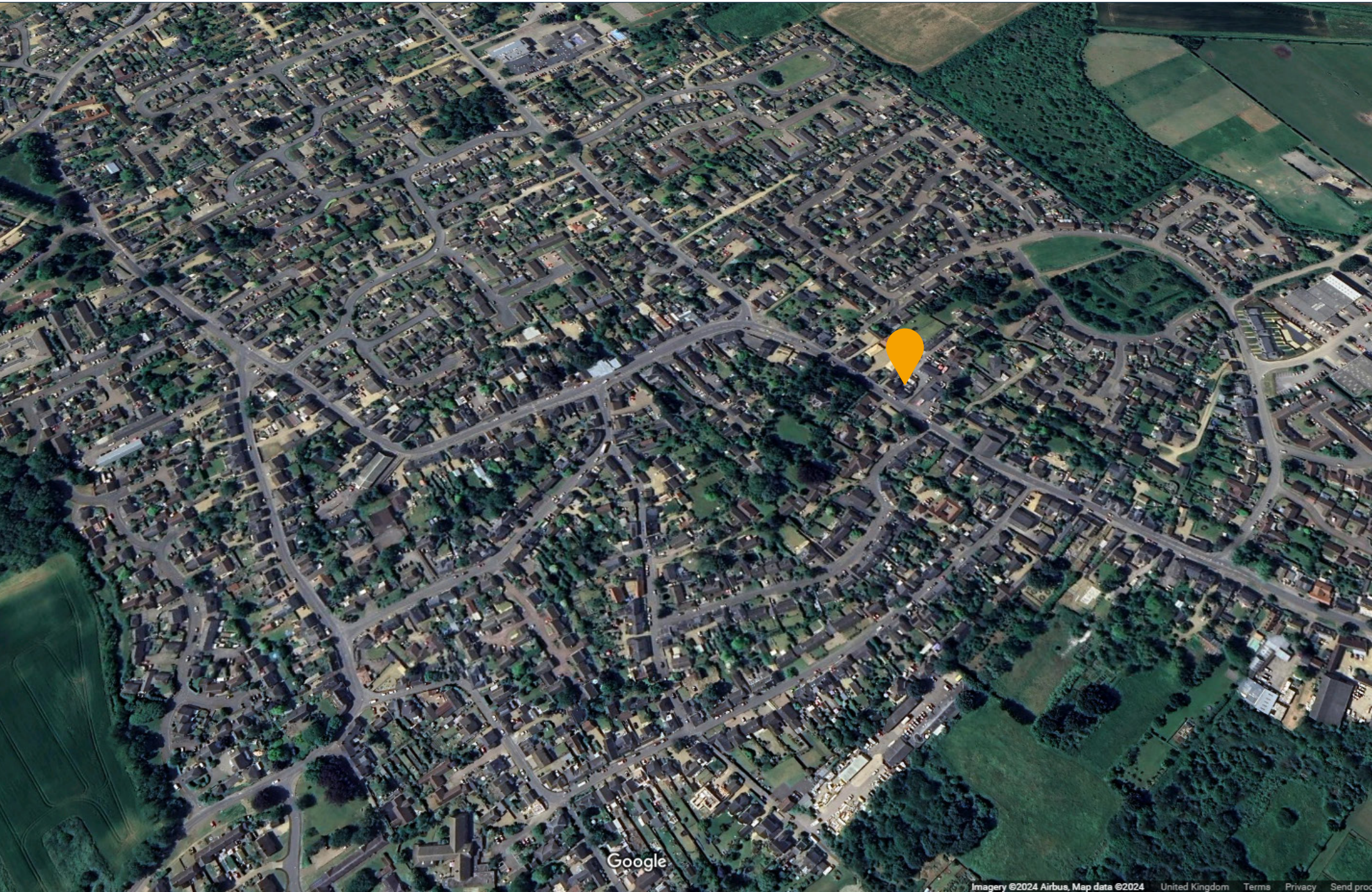
Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

Cottenham is a large and established village located 6 miles north of Cambridge and close to the villages of Histon and Impington. It has good access from the A14, which offers links to the M11 and A1. There is a stop for the guided busway in the adjacent village of Westwick, approximately 2.5 miles away. Cottenham is well served with numerous shops and a Post Office.







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