

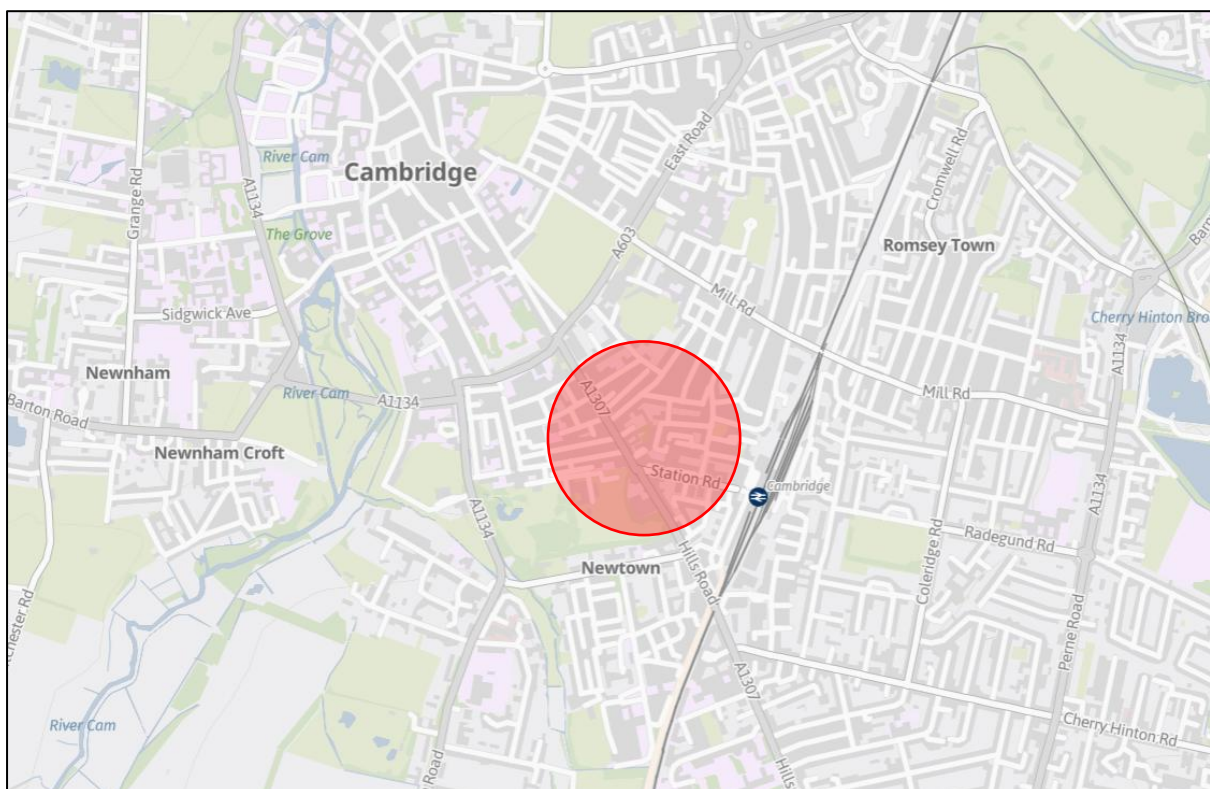
## Hotel Available via Freehold or Leasehold

Fully Furnished Operating Hotel Available Now



## Location

The hotel is nestled along a residential street and is conveniently located less than 5 minutes walking distance from Cambridge Train Station, which provides direct travel links to London King's Cross in approximately 50 minutes and a direct link to Stansted airport in approximately 35 minutes, capturing both tourists and professional commuters. Additionally, the hotel is a mere 15-minute walk from the historic city centre and a short walk from the Botanic Gardens.



*(Map showing subjects location relative to Cambridge Station and Cambridge City Centre)*

## Description

The hotel consists of three adjoining Victorian terrace properties, offering 24 ensuite guest bedrooms over three floors, along with an additional ensuite room for staff during off-hours. In 2021, the hotel underwent a significant refurbishment, updating 21 of the rooms, with the final 3 scheduled for completion next year. The hotel operates as a fully furnished keyless self-check-in and checkout service with individual pin codes for each guest. Luggage storage is also available for guests requiring secure storage. To the rear of the property, there are 5 private parking spaces and a small courtyard area.

## Photos



## Accommodation

The accommodation ranges from compact single rooms to a compact studio apartment, with nightly rates between £55 and £99. The hotel typically achieves an occupancy rate of 80-85%. While most guests stay for one or two nights, it is common for mature students or professionals to request longer stays of 2 to 3 weeks. Below is a detailed breakdown of the accommodation options:

| Guest Accommodation      | Price (per night) |
|--------------------------|-------------------|
| Loft Compact Single      | £55               |
| Standard Single          | £65               |
| Loft Compact Double      | £75               |
| Compact Double           | £79               |
| Standard Double          | £89               |
| Compact Studio Apartment | £99               |

## EPC Rating

The properties EPC is C:64.

## Rateable Value

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

## Lease Terms

The property is available by way of a new FRI lease with terms to be agreed or via freehold sale with vacant possession.

## Proposal

Freehold: Guide Price of £4,500,000

Leasehold: £250,000 per annum exclusive

## VAT

We understand VAT is payable on the purchase price and rent.

## Anti Money Laundering

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.

## Viewing

Strictly by appointment through the sole agents: **Carter Jonas**

### William Rooke

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