

MIXED USE OPPORTUNITY

FOR SALE



99 Victoria Road, Cambridge
CB4 3BS

Eddisons

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Agreement

For Sale



Detail

Mixed use
Retail / Office & Residential



Price

£700,000



Size

1,835 sq ft (170 sq m)



Location

Cambridge, CB4 3BS



Property ID

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

An extended Victorian mid-terrace three storey building. To the ground floor is a vacant office / retail unit which is largely open plan with a meeting room / private office, kitchenette and WC facilities.

The first and second floors comprise of a self contained 4/5 bedroom flat.

2 car parking spaces are available to the front and the rear provides space for 4-6 cars if parked in tandem.

The property provides a great deal of potential for development / alternative uses (subject to planning). Options could include conversion of the ground floor commercial to residential, conversion of the upper floors to a HMO or conversion of the whole building to flats. There may also be further extension / development potential to the rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft ²	m ²
99 Victoria Road (ground floor) NIA	711	66
99a Victoria Road (first floor) GIA	735	68
99a Victoria Road (second floor) GIA	389	36
Total	1,835	170

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 2020).

99a Victoria Road has consent for uses falling within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates / Council Tax

Charging Authority: Council
Description: Offices and Premises
Rateable Value: £13,500

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

The first floor flat is assessed within Council Tax Band C. With an amount payable for 2025/26 of £2,093.70

Tenure

The property is available **For Sale** with full vacant possession.

The tenants who previously occupied the residential accommodation have expressed a desire to return.

Price

£700,000 for the freehold interest.

VAT

VAT will **NOT** be charged on the purchase price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Energy Performance Certificate

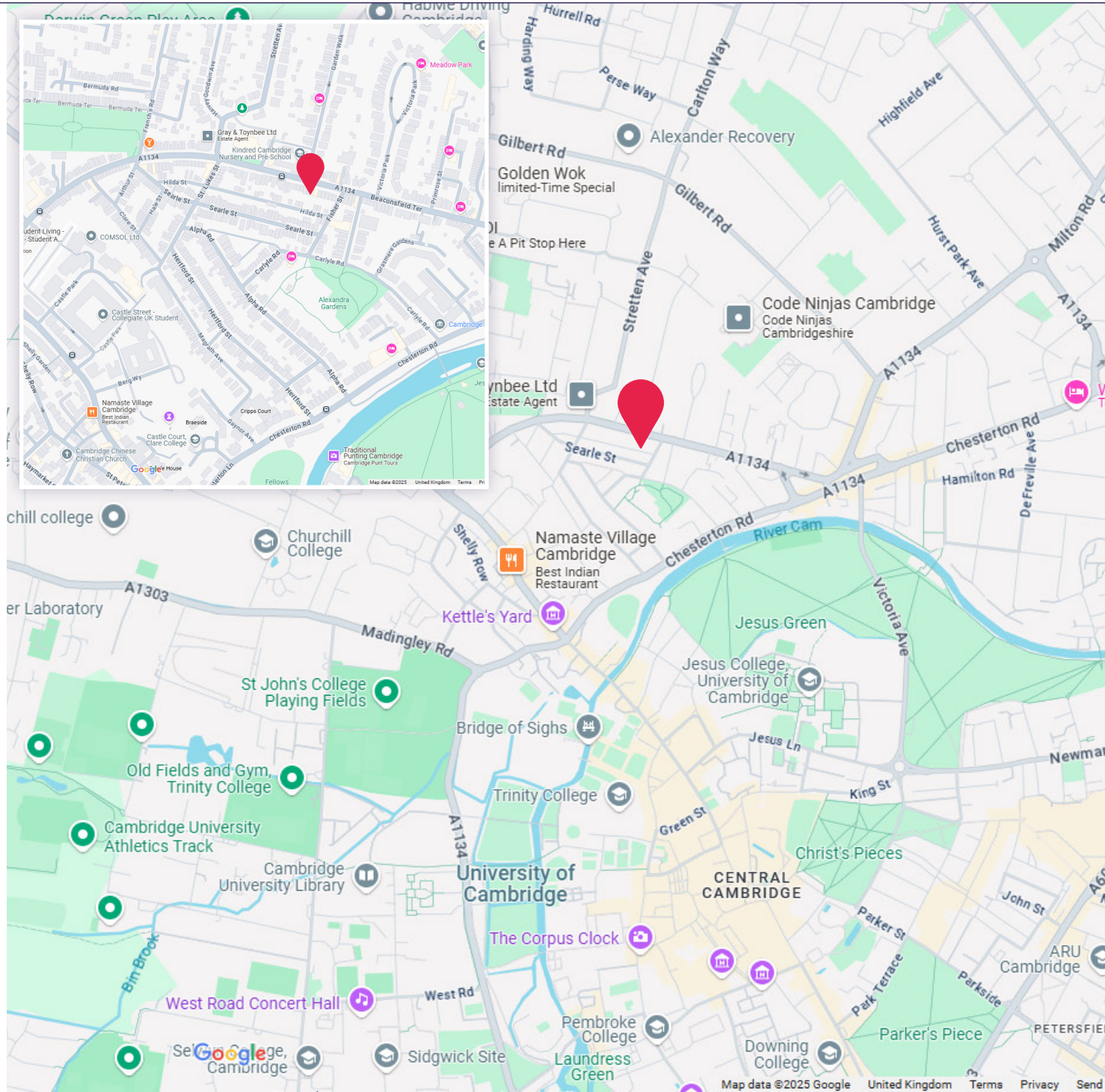
99 D (93)

99a D (67)

Location

The property is located on Victoria Road (A1134), approximately one mile to the north of Cambridge City Centre. Cambridge Train Station and Cambridge North Train Station are both 2 miles away from the property with direct routes to London Kings Cross and London Liverpool Street. A secondary access is available to the rear of the property from Hilda Street.

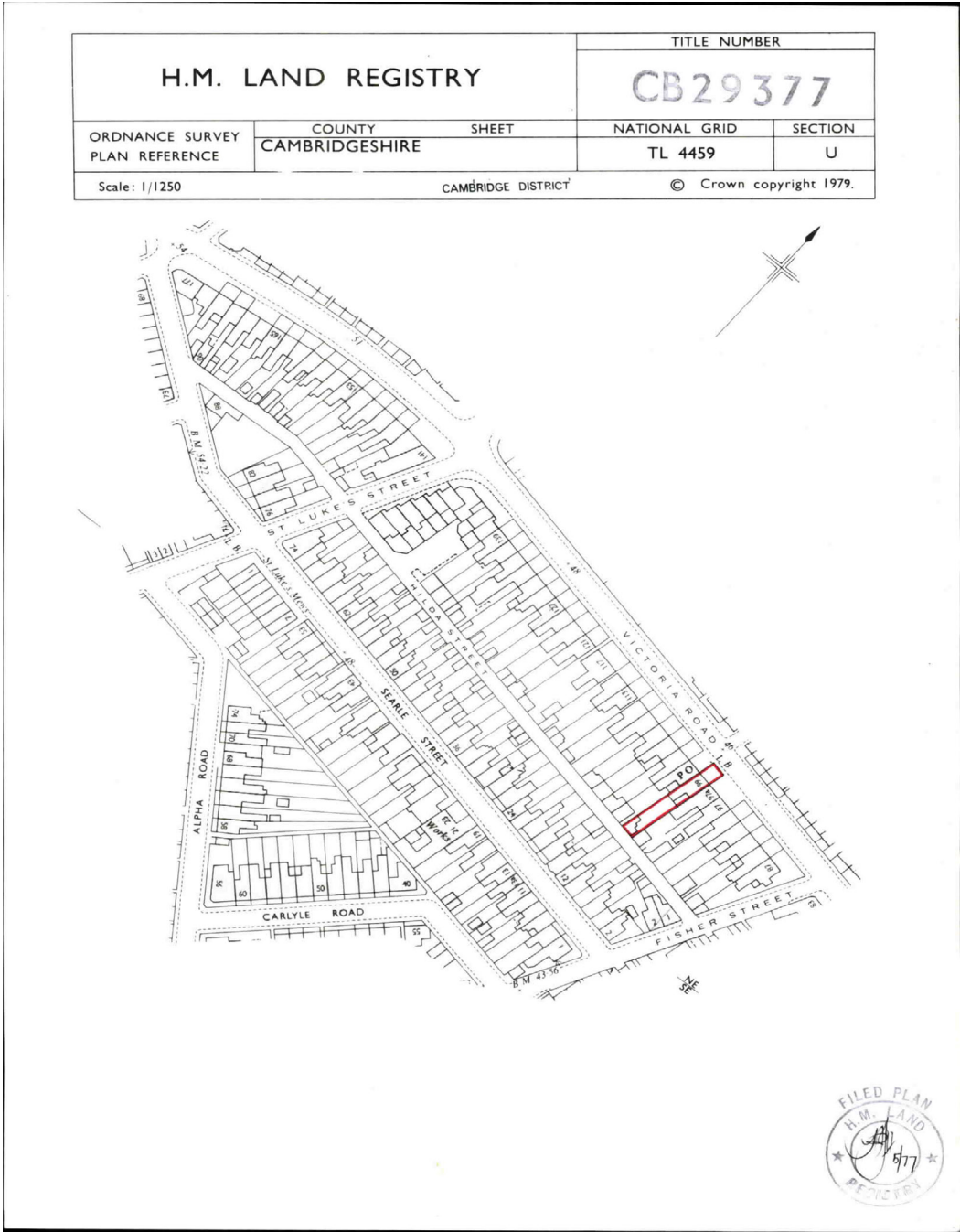
A wide range of amenities are available within a short distance.











This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 26 June 2025 at 15:14:23. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.