

INDUSTRIAL UNIT - FREEHOLD

Unit 123
Norman Industrial Estate
Cambridge Road
Milton
Cambridge
CB24 6AT

Total 1,381 sq ft - 129 sq m

- Available now.
- Close proximity to Cambridge City Center.
- Easy access onto A10 and A14.
- Electric roller shutter door.
- Popular industrial estate.
- Offers in excess of £180,000



Carter Jonas

LOCATION

Unit 123 is situated within Norman Industrial Estate in Milton. The Norman Industrial Estate is an established industrial area of Milton. The unit is situated in the South of Milton and is just off the main road going through the village which is known as Cambridge Road.

There is easy access onto both the A10 and A14 due to Unit 123 being situated very near to junction 33 (A14). Cambridge City Centre is approximately 3.8 miles away.

DESCRIPTION

The property is a single storey, mid-terrace unit. It has a double pitched steel frame structure with a corrugated metal roof. The buildings external material is rendered breeze blocks. Internally the building was originally a concrete floor with minimum eaves heights of 2.9 meters.

The current fit out is for a Snooker Hall. Internally a timber stud partition frame has been constructed. There are two WCs, a kitchenette, a bar and a staff room.

There is an electric roller shutter door and a pedestrianised door at the entrance to the property.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor (Main floor area)	1,149	107
Ground Floor (Space sectioned off at rear)	236	22
Total	1,383	129

BUSINESS RATES

Ratable Value: £7,800

Estimates rates payable (2023/2024): £3,994 based upon standard multiplier.

Interested parties are advised to confirm by contacting the Local Authority directly (South Cambridgeshire District Council).

PLANNING USE

The property's previous use is leisure. The unit is currently under use class E and F1.

TENURE

Available for freehold purchase.

PRICE

Freehold: Inviting offers in excess of £180,000

EPC

Rating of E: 121

VAT

We assume VAT will be applicable.

ANTI-MONEY LAUNDERING

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

LEGAL COSTS

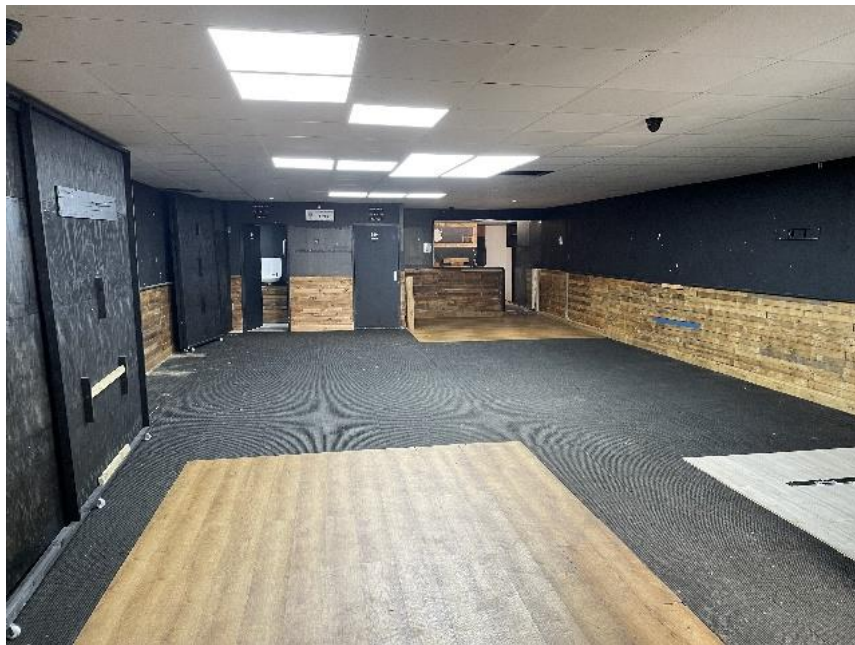
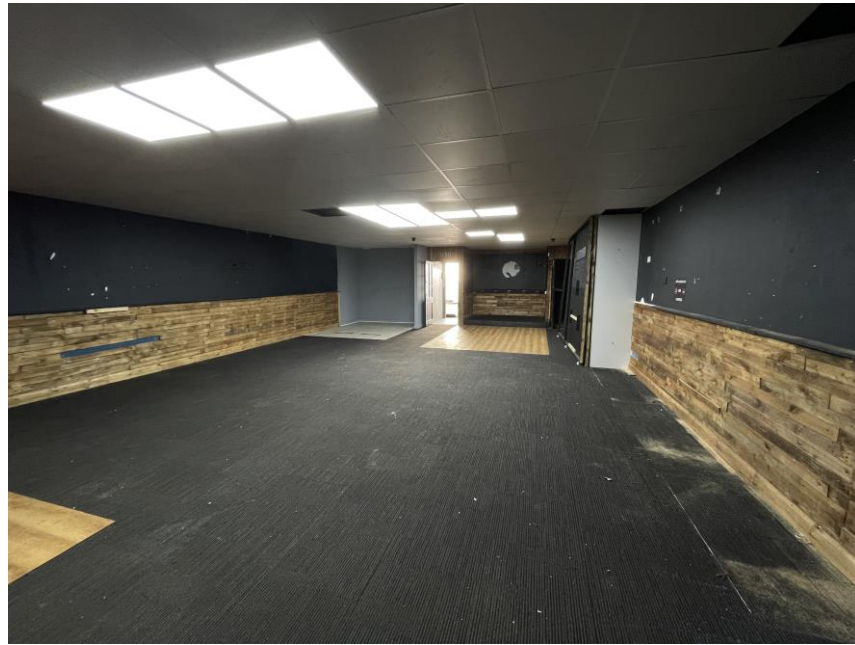
Each party to be responsible for the payment of their own legal costs.

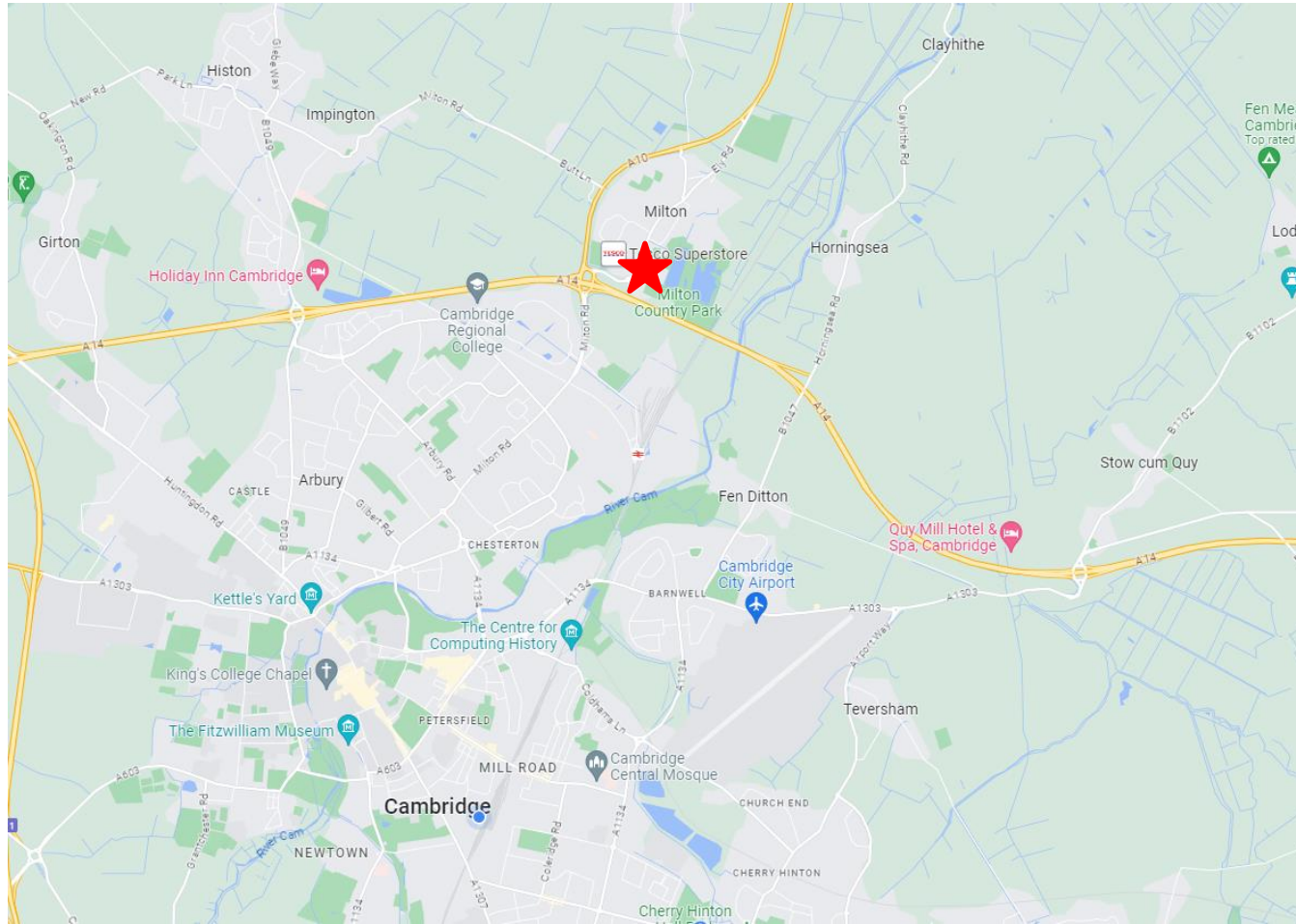
VIEWING

Strictly by appointment with Carter Jonas - 01223 362828

Arrange a time with the agent on either of these viewing days:
17th January 2024
23rd January 2024

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(Google maps, 2023)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. January 2024.

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