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211 – 213 NEWMARKET ROAD, CAMBRIDGE, CB5 8HA

**FREEHOLD FOR SALE | DEVELOPMENT  
OPPORTUNITY**



## LOCATION

211 – 213 Newmarket Road is located 1.8 miles to the east of the Cambridge city centre. The site is located just 1.5 miles to the south of Cambridge Train Station and Cambridge North Station is 2.8 miles to the north. These stations provide regular direct rail services to London's Kings Cross (50 minutes) and Liverpool Street (1 hour and 15 minutes). The site is strategically located being in the Newmarket Road regeneration area which is expected to grow and change dramatically over the next 10 years.

The site benefits from nearby amenities such as Tesco Supermarket, Cambridge Retail Park and Midsummer Common.

Nearby occupiers include; Travelodge, Premier Inn, Yugo Student Accommodation along with Saunders Boston Architects and Ashtons Legal.





## SUMMARY

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### Description

211 – 213 extends to approximately 7,449 sq. ft. Currently there is one existing building on the site which was formerly a furniture store.

### Specification includes:

- Rectangular shaped site.
- Return frontage onto Godesdone Road and Newmarket Road.

### Terms

The site is offered for sale freehold.

Offers are invited in excess of £2,000,000 for the freehold interest.

### Additional information

#### Planning History

The site was granted planning permission in July 2020 for the demolition of existing buildings at 211 – 213 Newmarket Road and construction of a hotel under planning reference number 18/1002/FUL, which has now lapsed.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

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

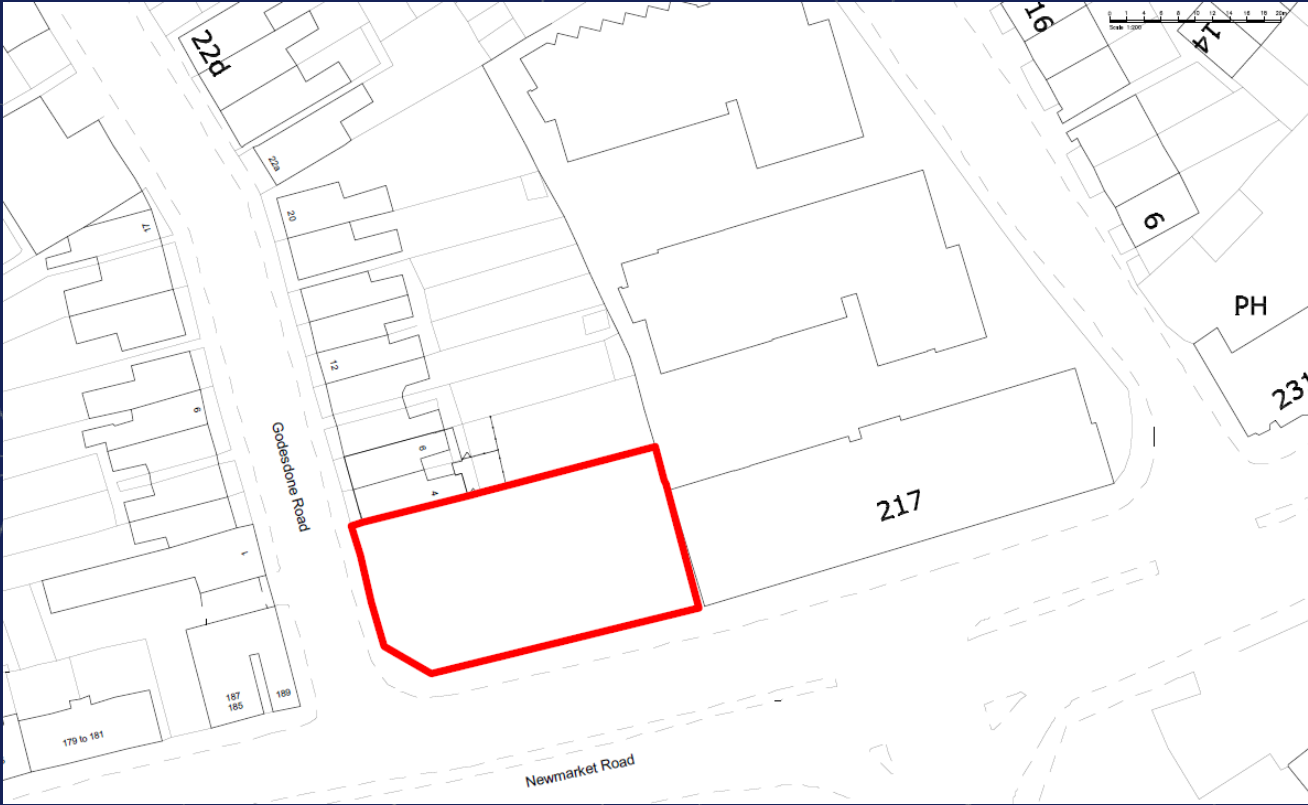
#### EPC

Not Applicable.

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ACCOMMODATION

Description	Sq ft
Site Size	7,449
<b>TOTAL</b>	<b>7,449</b>



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## GALLERY

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## Enquiries

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Mark Johnson

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