

**RARE OPPORTUNITY FOR FREEHOLD
CITY CENTRE HALL/STUDIO/GYM/OFFICE SPACE
Approx 2,447 ft² (227.33 m²)**



**272 Mill Road, Cambridge
CB1 3NF**

- Part of the Salisbury Club on Mill Road
- Large Hall area suitable for a wide range of uses
- Separate retail / office areas
- Male, female and disabled WCs and kitchen
- Short walk from the Queen Anne Terrace car park
- Opportunity to re-purpose the property
- For sale Freehold at a guide price of £495,000

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LOCATION

Formerly part of the Salisbury Club located in a prominent and well known building fronting Mill Road close to the junction with Romsey Terrace almost opposite Ross Street and the Dutch's Barn development.

The immediate area comprises a mix of mainly independent shops, businesses, cafes and restaurants as well as densely populated residential streets which all contribute to create a characterful area well known and appreciated for its diversity and vibrancy.

DESCRIPTION

The property comprises a rectangular, open plan and uninterrupted space that has previously been used as a social club hall for events. The space includes a good sized kitchen to service the hall and multiple male and female WCs as well as a dedicated disabled WC.

There is a small first floor office space and also a ground floor retail area that fronts onto Mill Road that can be used for storage or other purposes. Car parking spaces can potentially be made available under licence via the Salisbury Club.

ACCOMMODATION

The property has a gross internal area of approximately 2,447 ft² (227.33 m²)

USE

The premises are considered suitable for a number of uses including community, sports clubs, fitness, education or commercial, however all interested parties should satisfy themselves as to the suitability of the premises and ascertain whether or not planning consent would be required for their proposed use.

PRICE

Offers invited in the region of £495,000 for the freehold interest.

RATES

To be reassessed but expected to be under the rates payable threshold.

EPC

TBC

LEGAL COSTS

All parties to pay their own costs.

POSSESSION

Immediate on completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

Contact: Steven Harvey
DD: 01223-346192
Email: sjh@robinsonlayer.co.uk

Robinson Layer
11 Signet Court, Cambridge, CB5 8LA

