



8 St Edwards Passage, Cambridge, CB2 3PJ
£475,000 Freehold
FOR SALE

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 800 860

COMMERCIAL PROPERTY

669.4 SQ FT (62.2 SQ M)

FOR SALE

- Commercial property for sale freehold
- City Centre location

Location

Cambridge is justifiably one of England's finest and most fascinating Cities steeped in history and displaying a wonderful fusion of old and new. Its high powered but genteel sophistication is renowned throughout the world and the City's position, as a seat of learning and centre of innovation, has created a rich diversity of culture and a legacy of superb buildings, which reflect over 700 years of architectural heritage. There is a lively arts scene with an abundance of galleries, music, museums, cinemas and theatres together with many fine restaurants, bars and cafes. Shopping facilities are also excellent with designer outlets, independent specialist shops and high street stores as well as a bustling City centre market every day of the week. All this makes Cambridge an ideal place to live and work. Ancient parks and greens have been preserved across the City affording inviting open spaces attractive to residents and visitors alike. The River Cam meanders through the City centre and there are many vantage points from which to watch the punts as they make their leisurely way towards the open meadows of Grantchester. The property is of walking distance of central Cambridge and a few cities have demonstrated property growth and resilience like Cambridge. Whether you are a first time buyer or a buy-to-let investor, then this property could be of interest to you.

Description

The premises are situated close to Kings College, Cambridge and a short walk to Fitzbillies and the Copper Kettle. The property is available Freehold.

Accommodation

Basement, ground and two upper floors currently operating as a coffee shop under the title of Indigo Coffee House. The current lease comes to an end on 31 August 2032.

Kitchen 162.0 sq ft (15.0 sq m)

Café 200.9 sq ft (18.7 sq m)

Dining Area 158.7 sq ft (14.7 sq m)

Store Room 147.9 sq ft (13.7 sq m)

There is no on-street car parking.

Use Class/Planning

We understand the property is suitable for uses falling under Class E of the Town and Country Planning Use Classes Order. However, interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 01954 713000 to see whether their proposed use may be acceptable in planning terms.

We are advised the premises have been used as a Café with no restrictions on noise or working hours.

Uniform Business Rates

Current rateable value (1 April 2026 to present)

Local Council Ref: 00007730008007

Valuation Scheme Reference: 668257

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713000.

VAT

The property is not elected for VAT.

Energy Performance Certificate

The property has an EPC rating of: B43

Copies available through Redmayne Arnold & Harris as agents.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

Anti-Money Laundering

In order to comply with current Anti-Money Laundering regulations, Redmayne Arnold & Harris will require certain information from the successful bidders. In submitting a bid, you agree to provide such information when the terms have been agreed.

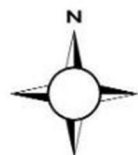
Legal Costs

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

Viewing and Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk.





Lower Ground Floor

Approx. 15.0 sq. metres (162.0 sq. feet)



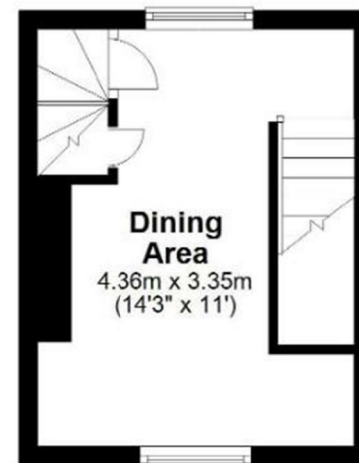
Ground Floor

Approx. 18.7 sq. metres (200.9 sq. feet)



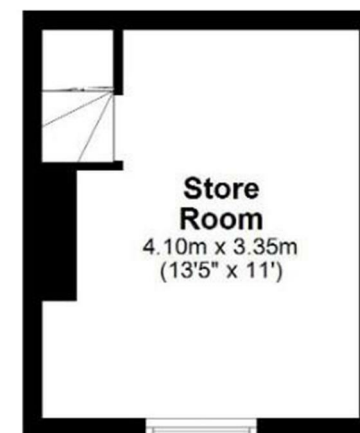
First Floor

Approx. 14.7 sq. metres (158.7 sq. feet)



Second Floor

Approx. 13.7 sq. metres (147.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using Blueprints

