18, 20 and 22 High Street, Sawston, CB22 3BG

£350,000 Freehold

FOR SALE

REDMAYNE ARNOLD & HARRIS

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01223 323130

THREE 1 BEDROOM APARTMENTS WITH TWO RETAIL PREMISES - 738 SQ FT (68.69 SQ M)

MIXED USE INVESTMENT WITH "UPPERS"
FOR SALE FREEHOLD - £350,000

• Three first floor 1-bedroom apartments • Retail premise let to Coral Racing Limited • On-street Parking • Shared rear garden

Location
Sawston is one of Cambridgeshire's largest communities and as such offers a first-class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Nursery School and the Village College which offers a variety of adult educational opportunities. Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 2 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre.

Description
Redmayne Arnold & Harris is delighted to offer this Mixed Use Investment Opportunity for sale which consists of two shops and three 1-bedroom flats. The commercial premises are located on the ground floor and the residential parts have separate entrances.

Three 1-bedroom apartments requiring complete refurbishment. This investment is excellently positioned in Sawston High Street.

Self-contained terrace of three retail premises of brick construction under a slate roof. Internally the space comprises retail shop on the ground floor, stairs to a one-bedroom flat.

To the rear of the property is a large overgrown area, which could be used as a garden extension or car parking, but it does not provide access from the car park to the north.
The ground floor of 18-20 High Street is let to Coral Racing Limited via a lease dated 30 July 2009. The rent is set at £15,000 per annum. A copy of the lease is available via Redmayne Arnold & Harris' office in Cambridge (01223 819315),

There may be potential to extend the property to the rear subject to planning.

Total Rental Income per annum £35,800.

Services
It is understood that mains electricity and water are available but these and other items of equipment, including the fixtures and fittings and appliances referred to have not been tested by this firm, and therefore no warranty can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

Rates
22 High Street, Sawston, Cambridge CB22 3BG
Current rateable value (1 April 2026 – present) - £4,000
18 and 20 High Street, Sawston, Cambridge CB22 3BG
Current rateable value (1 April 2026 – present) - £16,250

VAT
All figures quoted are exclusive of VAT.

EPC
18 High Street - B39 / 18-20 = B39 / 20a High Street - F21 / 22 High Street - C63 / 22a High Street - D64

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Price
The vendor is seeking offers in the region of £350,000 for the Freehold interest.

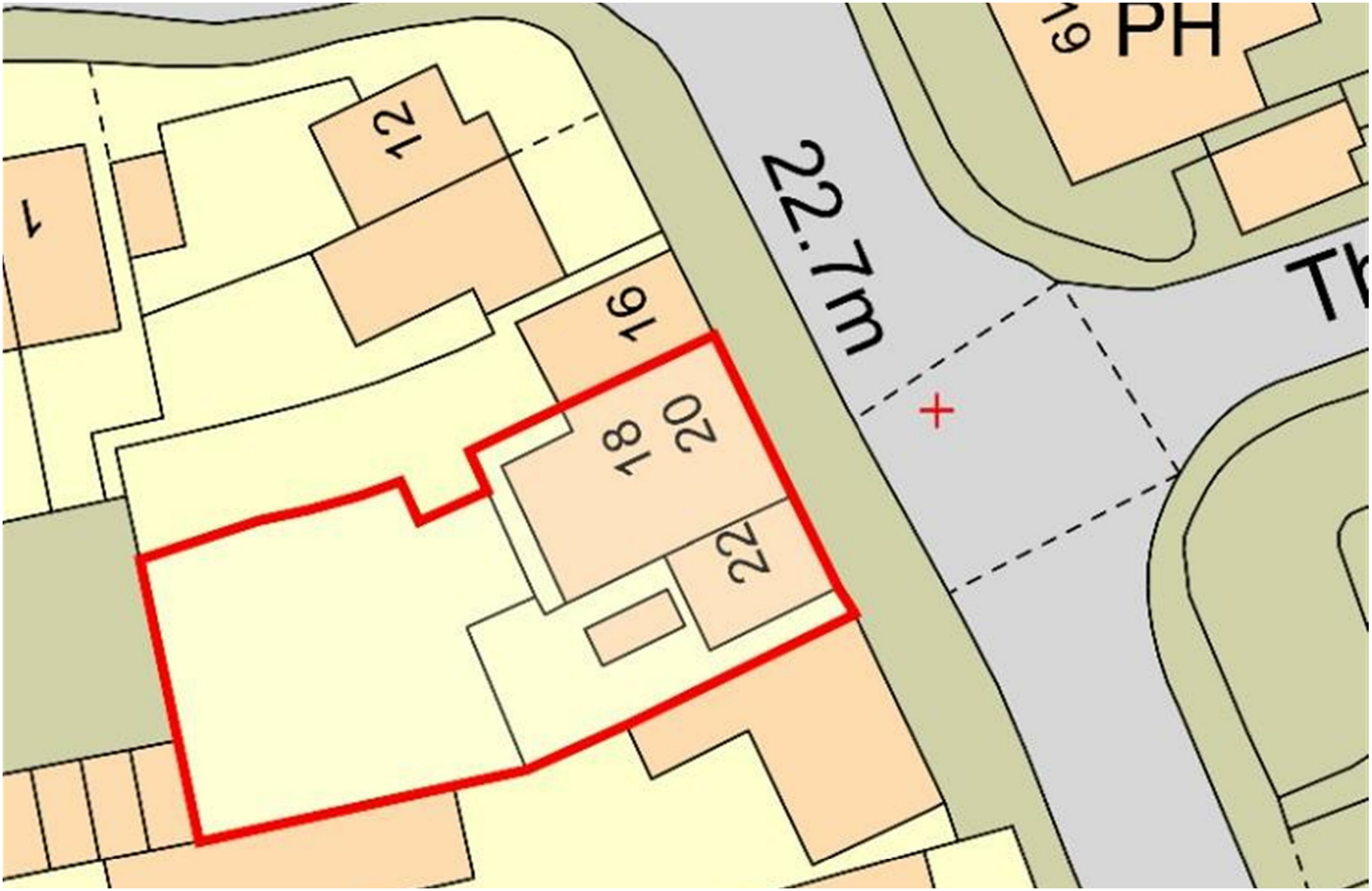
Service Charge
N/A

Planning
The property can be used within Class E of the Town and Country Planning (Use Classes) Order 1987. However prospective occupiers are advised to make their own enquiries with the Local Planning Authority.

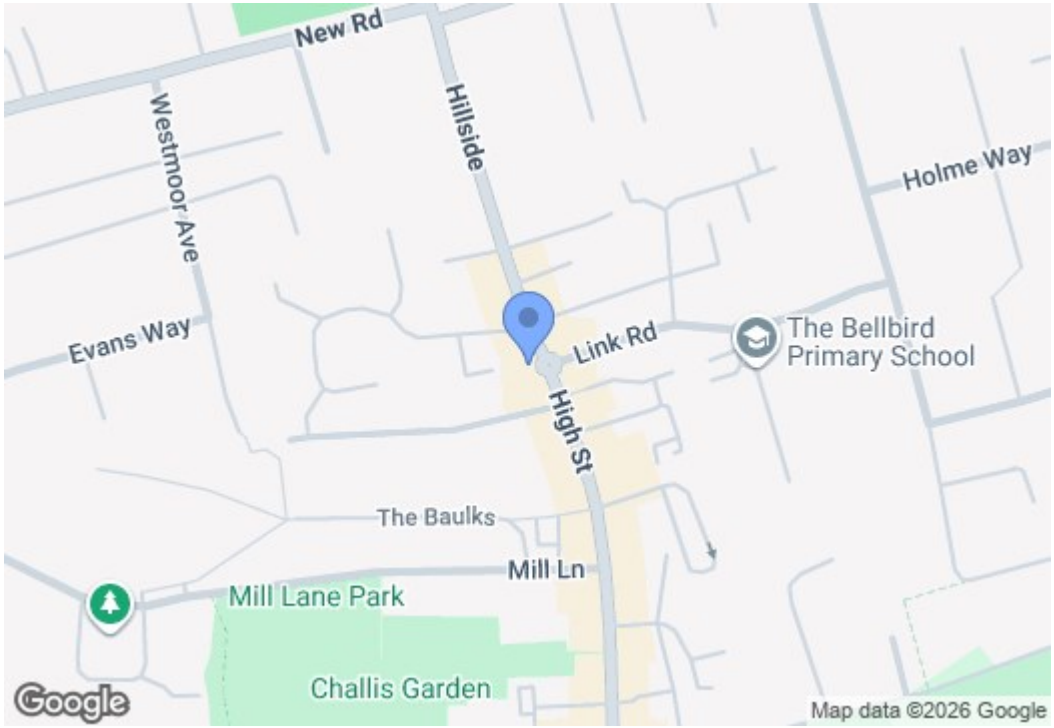
Use Class E Planning is commercial class, generally covering shops, offices, gyms, restaurants, workshops and other types of commercial property.

Authorised Use
The use of the premises as a licenced betting shop or as a retail shop within Class A1 or A2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 is established.

Viewings
Strictly by appointment through Nick Harris at these offices on tel: 01223 819315, email: nharris@rah.co.uk



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.


New Rd
Hillside
Westmoor Ave
Holme Way
Evans Way
Link Rd
The Bellbird
Primary School
High St
The Baulks
Mill Ln
Mill Lane Park
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