



**FORMER LIBRARY, MILL ROAD, CAMBRIDGE, CB1 2AZ**  
GRADE II LISTED FORMER LIBRARY (F1 USE CLASS)



## The Opportunity

- Grade II listed Former Library (F1 Use Class)
- Double height hall at ground floor level
- Gross internal floor area of approximately 292 sq m (3,144 sq ft)
- Site area of c.0.67 acre
- 0.4 miles north of Cambridge train station
- Suitable for a variety of community uses, with scope for conversion to alternative uses subject to planning permission





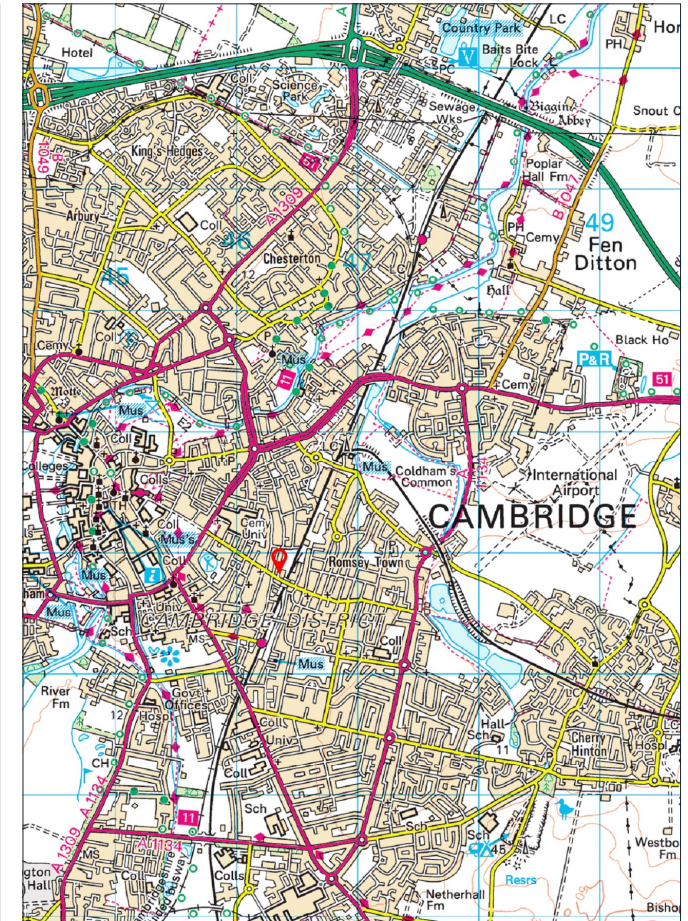
## Location

The property is located on Mill Road in Cambridge, less than 1 mile from the city centre. Conveniently positioned 0.4 miles north of Cambridge station, providing direct trains to London in 48 minutes. Road links are good with easy accessibility to both the M11 and the A14, and a bus stop is located within 0.1 mile of the property.

The surrounding area is predominantly residential in character, with a mix of various commercial uses and transport links nearby. A 182-dwelling residential development has recently achieved practical completion directly north of the subject property, and another development is currently under construction to the east. The premises are bounded by Victorian terrace properties to the west and south, some of which have been converted for alternative commercial use.



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## Description

The former library comprises an attractive part semi-detached and double height Victorian hall that benefits from excellent prominence on both Mill Road and Headly Street. The property was built in 1892 and comprises solid red brick masonry, configured over the ground floor with ancillary accommodation in the basement. The building is Grade II listed and boasts decorative stonework, double height windows and ornate features.

There are 3 public car parking spaces directly outside of the property entrance.

## Accommodation

The property provides the following approximate gross internal floor areas:-

Accommodation	GIA	GIA
Ground Floor	240 sq m	2,588 sq ft
Basement	52 sq m	556 sq ft
<b>Total</b>	<b>292 sq m</b>	<b>3,144 sq ft</b>

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.667 acre.

## Tenure

The property is offered either freehold with vacant possession or long leasehold.

A temporary tenancy is currently in occupation, which will expire in October 2022.





## Planning

We understand that the property has planning permission for its current community use, which falls within use class F1 of the Use Classes Order, formerly part of the D1 Use Class.

The subject premises are Grade II listed and is situated within the Mill Road Conservation Area and the Mill Road Opportunity Area. Listing Number – 1126141, first added on 2nd November 1972.

The property has also been nominated and recorded on the list of Assets of Community Value held and maintained by Cambridge City Council.

We are of the opinion that the property is suitable for a variety of community uses and could also be converted to provide a range of alternative uses, including; use as a nursery, residential or mixed use, subject to planning permission.

## VAT

We are advised that the property is not elected for VAT.

## Offers

We are inviting offers on behalf of the vendors for the freehold and leasehold interest by way of informal tender. The vendors have a preference for an unconditional sale.

## Guide Price

Offers in excess of £700,000 for the Freehold interest. Consideration will be given to offers that deliver environmental and social outcomes as well as a financial receipt.

## Inspections

Inspections are strictly by prior appointment with the sole agents.

The property is offered for sale by the sole agents, Gerald Eve LLP.

## Contacts

### **Myles Chamberlain**

Mobile +44(0)7385 933680  
mchamberlain@geraldeve.com

### **Ben Gilbey**

Mobile +44(0)7393 764732  
bgilbey@geraldeve.com



## Contacts

**Myles Chamberlain**  
**Mobile +44(0)7 385 933680**  
**mchamberlain@geraldeve.com**

**Ben Gilbey**  
**Mobile +44(0)7 393 764732**  
**bgilbey@geraldeve.com**



# GERALDEVE

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