

180 HIGH STREET

Harston, Cambridge, CB22 7QD



Key Highlights

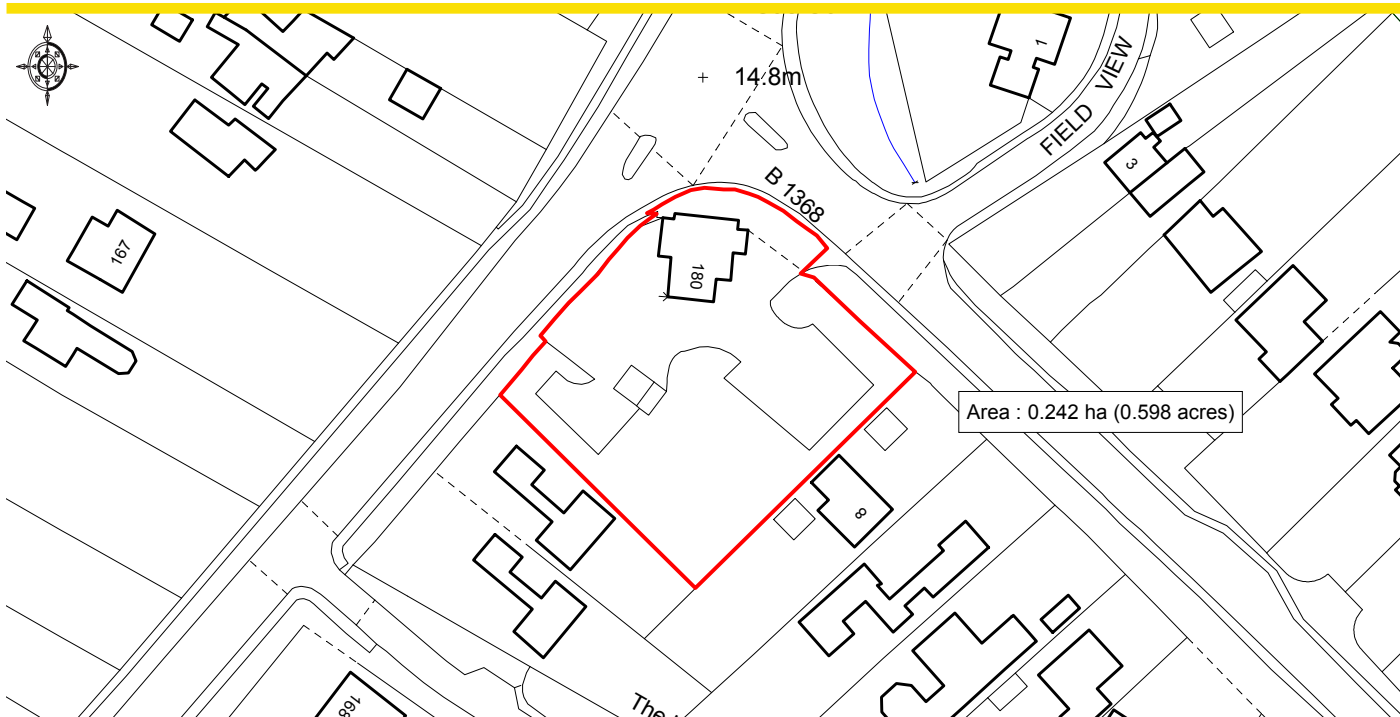
- Freehold development opportunity
- Site is located approximately 2.4km (1.5 miles) from the city boundary to the south west of Cambridge city centre and 1.8km (1.1 miles) from J11 of the M11
- Inviting both conditional and unconditional offers
- Site extends to approximately 0.242 ha (0.598 acres)
- Suitable for a range of commercial or residential uses (subject to achieving the necessary planning consents)
- Available with vacant possession

SAVILLS CAMBRIDGE
Unex House, 132-134 Hills Road
Cambridge, CB2 8PA

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Location

The site is located at the northern end of the village of Harston, approximately 8km (5 miles) south west of Cambridge city centre.

The village of Harston is situated close to both the A10 and M11, providing excellent links to central Cambridge, Royston and London. Cambridge Park & Ride and the guided busway in nearby Trumpington provide frequent services to the city centre, also serving Addenbrooke's Hospital, the Biomedical campus, Cambridge Railway Station, the Science Park, Cambridge Regional College and outlying villages terminating in St Ives. In terms of local amenities, Harston has a village pub, post office, doctors surgery and a number of schools.

Description

The site is a square parcel of land laid to hard standing which extends to approximately 0.242 ha (0.598 acres). Situated on the site is a single, two-storey brick building, formerly used as the Vujon restaurant, which extends to approximately (2,098 sq ft). This has now ceased operation and the site has been secured with heras fencing around the perimeter.

Planning

The Property lies within the planning jurisdiction of South Cambridgeshire District Council (SCDC). The site has previously been used as a restaurant (A3) however is available for sale for a range of potential uses, subject to achieving the necessary planning consents.

Tenure

The freehold interest of the site is available for sale as a whole with vacant possession.

VAT

VAT **will** be charged on the sale of the property.

Viewing

Viewings of the site can be arranged through Savills and further information can be provided upon request.

Method of Sale

Offered by way of informal Tender. Offers should be sent to Karl Haycock via email. His contact details are as follows - khaycock@kiddrapinet.co.uk

Bids must be received by no later than **12 noon on March 15th 2019**. All bids should be emailed with the subject line "Former Vujon Restaurant at 180 High Street, Harston".

Our client will not be bound to accept the highest offer or any offer and may withdraw the property from the market at any time. The following criteria is required as part of any offer. Any offer which does not include the below will not be considered.

- Purchase Price
- Details of the anticipated purchase timetable
- Proof of funding
- Confirmation of any conditions
- Confirmation of any due diligence to be carried out prior to exchange and completion of contracts.
- 10% non-refundable deposit
- Confirmation that VAT has been allowed for in the offer

Contact

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