

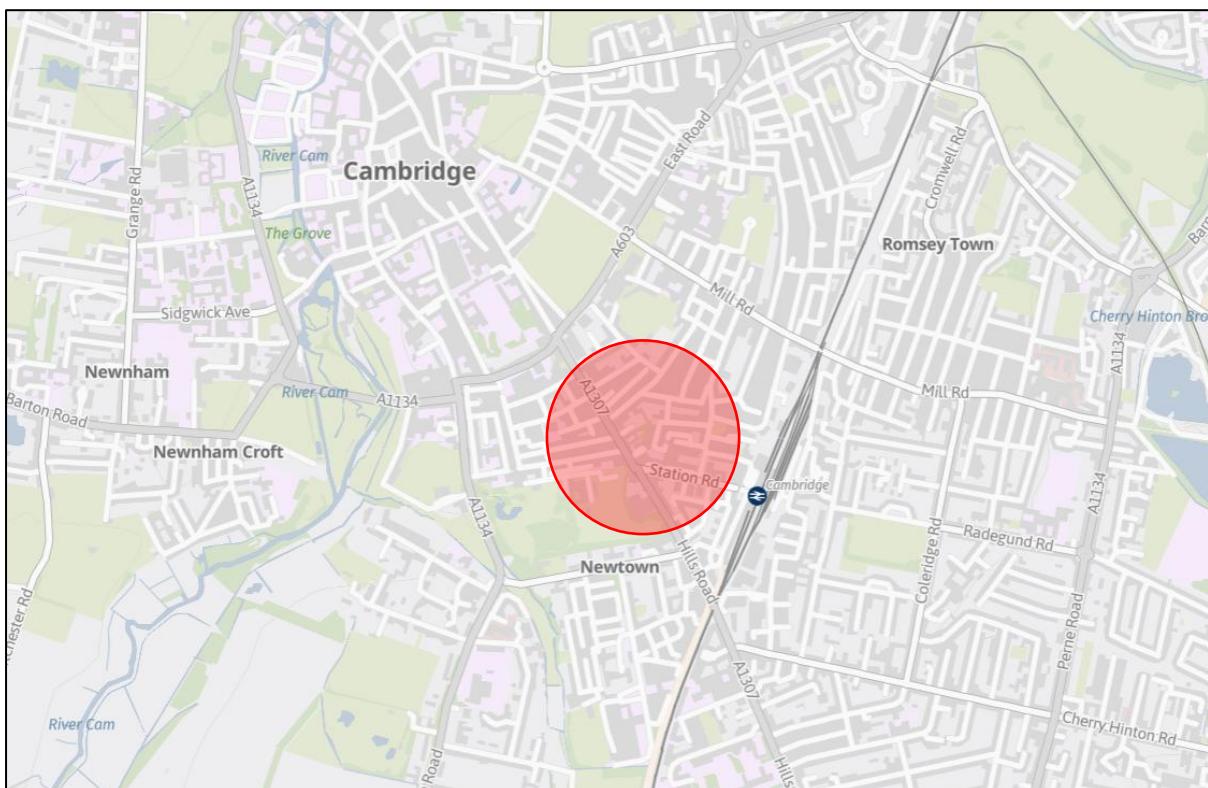
Freehold Hotel Opportunity

Fully Furnished Operating Hotel Available Now



Location

The hotel is nestled along a residential street and is conveniently located less than 5 minutes walking distance from Cambridge Train Station, which provides direct travel links to London King's Cross in approximately 50 minutes and a direct link to Stansted airport in approximately 35 minutes, capturing both tourists and professional commuters. Additionally, the hotel is a mere 15-minute walk from the historic city centre and a short walk from the Botanic Gardens.



(Map showing subjects location relative to Cambridge Station and Cambridge City Centre)

Description

The hotel consists of three adjoining Victorian terrace properties, offering 24 ensuite guest bedrooms over three floors, along with an additional ensuite room for staff during off-hours. In 2021, the hotel underwent a significant refurbishment, updating 21 of the rooms, with the final 3 scheduled for completion next year. The hotel operates as a fully furnished keyless self-check-in and checkout service with individual pin codes for each guest. Luggage storage is also available for guests requiring secure storage. To the rear of the property, there are 5 private parking spaces and a small courtyard area.

Photos



Accommodation

The accommodation ranges from compact single rooms to a compact studio apartment, with nightly rates between £55 and £99. The hotel typically achieves an occupancy rate of 80-85%. While most guests stay for one or two nights, it is common for mature students or professionals to request longer stays of 2 to 3 weeks. Below is a detailed breakdown of the accommodation options:

Guest Accommodation	Price (per night)
Loft Compact Single	£55
Standard Single	£65
Loft Compact Double	£75
Compact Double	£79
Standard Double	£89
Compact Studio Apartment	£99

EPC Rating

The properties EPC is C:64.

Rateable Value

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

Terms

The property is available by way of a freehold sale with vacant possession.

Proposal

Freehold: Guide Price of £4,500,000

VAT

We understand VAT is payable on the purchase price.

Anti Money Laundering

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information from the prospective purchaser. In submitting an offer, you agree to provide such information when the terms are agreed.

Viewing

Strictly by appointment through the sole agents: **Carter Jonas**

William Rooke

DD: 01223 326815

E: William.Rooke@carterjonas.co.uk

Lenny Philcox

DD: 01223 558037

E: Lenny.Philcox@carterjonas.co.uk