

RARE FREEHOLD OPPORTUNITY – FOR SALE



33 Clarendon Street, Cambridge, CB1 1JX

1,086 sq ft
100.85 sq m

Carter Jonas

Key Highlights

- Potential residential conversion opportunity STP
- Walking distance to Cambridge City Centre
- Excellent transport and pedestrian links
- Courtyard garden area
- Current use class E permission



Location

The property is prominently positioned on Clarendon Street, within the established Romsey Town district to the south-east of Cambridge city centre. The surrounding area is predominantly residential, with a mix of established terraced housing and a range of local independent businesses and amenities.

Cambridge City Centre is approximately 0.5 miles to the north, providing easy access to the city's principal retail, leisure and employment areas. Cambridge railway station is approximately 1.0 mile to the south-west, offering regular direct services to Cambridge North (4 mins), London King's Cross (48 mins) and London Liverpool Street (1hr 12 mins). Drummer Street Bus Station is also approximately a 4-minute walk away, providing local and regional bus services, including access to the wider Park & Ride network. The surrounding area is well established, with nearby occupiers including The Clarendon Arms Public House, Adam's Hair & Beauty and Clarendon Street Veterinary Surgery, providing local amenities. The Grafton Centre is also located just a short 5-minute walk away, providing a range of retail, leisure and food & beverage amenities.

Description

The property comprises a two-storey terraced office building with additional ancillary accommodation within the attic. The ground floor provides a reception and waiting area, lobby, two storage cupboards, kitchenette, accessible WC and two consulting rooms. The first floor provides three meeting rooms and open-plan office areas.

The accommodation has been adapted to suit the current occupier, with a practical office specification throughout, including carpeted flooring, fluorescent lighting and perimeter trunking for power and data. Heating is provided by a gas-fired central heating system and the property benefits from fibre broadband connectivity. Natural light is provided by timber-framed and PVC double-glazed windows, together with dormer and Velux rooflights. Further amenities include a kitchenette, accessible WC and rear patio area, accessed via double-glazed sliding doors.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	63.45	683
First Floor	37.40	403
Total	100.85	1,086

*Areas provided on an GIA basis



Tenure

The property is available for sale freehold with vacant possession.

Price

Guiding offers in excess of £600,000.

Business Rates

Rateable Value (From 1 April 2026): £23,500.

Estimated Rates Payable (From April 26 to present): £10,152.

EPC

Please contact the disposing agent for further information.

Planning

The premises has use Class E consent (Commercial Business and Service) in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended. Subject to planning the premises would be suitable for conversion to residential use. Prospective purchasers are advised to make their own enquiries with the local authority.

VAT

We understand VAT to be payable on all sums due.

Legal Costs

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

Viewing

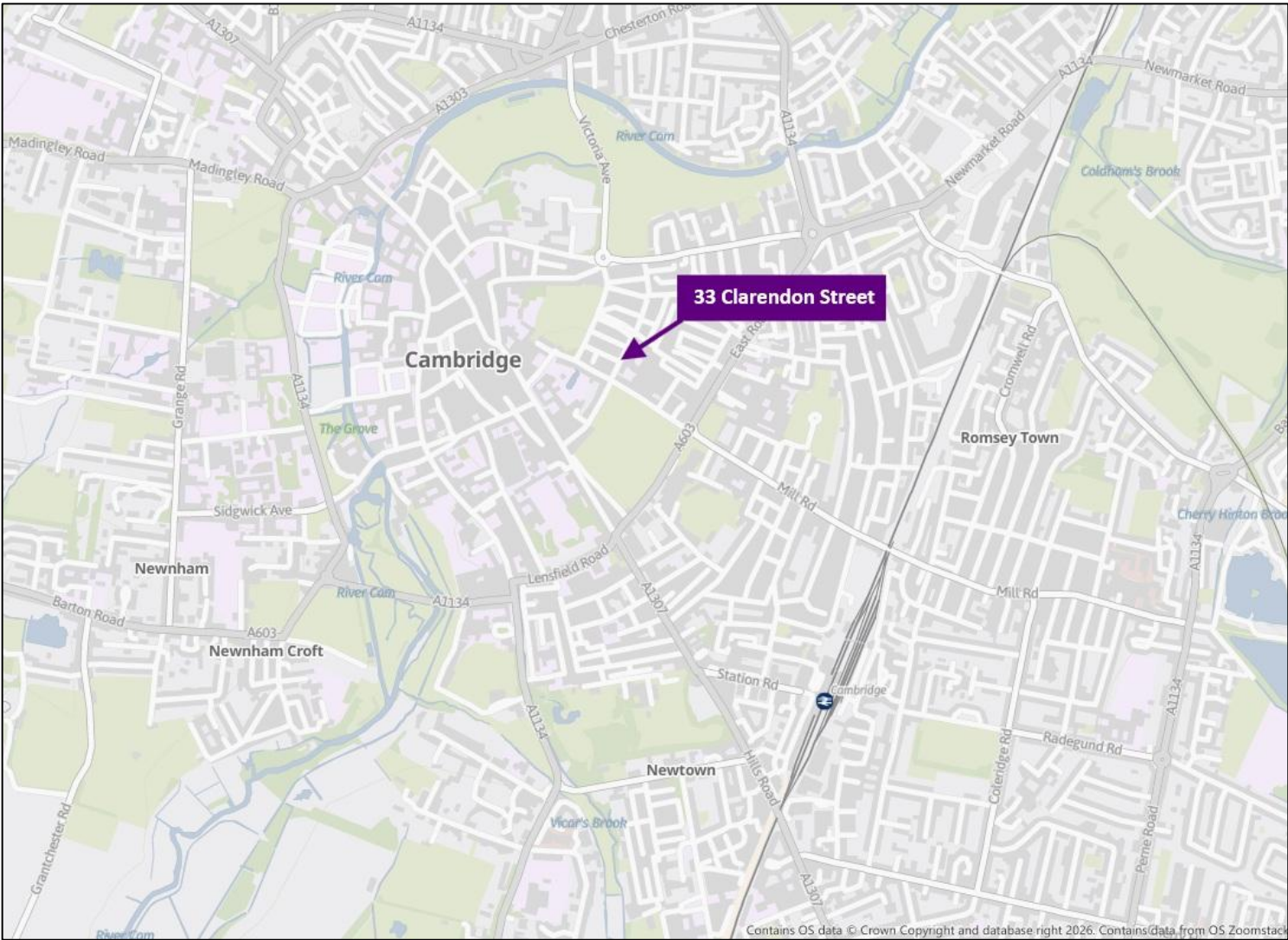
Strictly by appointment with agents.

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.



Location Map



IMPORTANT INFORMATION
These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. Some images have been enhanced with the use of AI. If you require further information, please contact us. September 2026.

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