

Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Property Information

Freehold Student Accommodation Investment

- Modern purpose built student accommodation building
- 14 x single en-suite and 4 x twin en-suite rooms over 3 storeys
- Let to Cambridge Arts & Sciences Ltd until 2027
- 2022 break option not exercised
- 2022 rent review remains outstanding
- Well located 1.6 km (1 mile) north east of Cambridge City Centre
- Cambridge is currently home to over 50,000 students
- VAT Free Investment

Lot

9

Auction

2nd November 2023

Rent

£120,000 per Annum Exclusive

Status

Available

Sector

Residential

Auction Venue

Live Streamed Auction

Location

Miles

27 miles south of Peterborough, 47 miles north east of central London

Roads

M11, A14, A428, A11

Rail

Cambridge Railway Station, Cambridge North Railway Station, Cambridge South Railway Station (due to complete in 2025)

Air

London Stanstead Airport, Cambridge City Airport

Situation

Cambridge is a highly affluent and historic university city and is the county town of Cambridgeshire. The city is home to the world famous Cambridge University as well as Anglia Ruskin University with a combined total of over 50,000 students as well as being a popular tourist destination with its 31 colleges, River Cam and other notable and historic attractions.

The property is located approximately 1 mile north east of Cambridge city centre with a prominent frontage to Elizabeth Way (A1134) at its junction with Montague Road.

Tenure

Freehold.

Description

The property, a modern purpose built three storey student accommodation building providing a total of 22 beds, comprising 14 single en-suite rooms and 4 twin en-suite rooms together with a ground floor communal kitchen/dining area, a small garden and an approximate gross internal area of 486.63 sq. m. (5,238 sq. ft.).

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Approx Gross Internal Floor Area sq m	Approx Gross Internal Floor Area (sq. ft.)	Tenant	Term	Rent p.a.x.	Rent Review
Ground/First/Second	Student Accommodation	486.62	(5,238)	CAMBRIDGE ARTS & SCIENCES LIMITED (on assignment from CAMBRIDGE EDUCATION GROUP LIMITED) (1)	10 years from 13/12/2017 (2)	£120,000 (3)	13/12/2022 (4)
Total		486.62	(5,238)			£120,000	

(1) For the year ending 31/08/2022 Cambridge Arts & Sciences Ltd reported a Turnover of £16,061,000, a Pre-Tax Profit of £1,396,000 and a Net Worth of £16,713,000 (Source: Northrow 02/10/2023).

(2) The lease is subject to a schedule of condition.

(3) A rent deposit of £120,000 is held by the seller. Further details are available within the legal pack.

(4) The 13/12/2022 rent review remains outstanding.

**Lot 9, Montague Lodge, 75 Montague Road, Cambridge,
Cambridgeshire CB4 1BU**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



**Lot 9, Montague Lodge, 75 Montague Road, Cambridge,
Cambridgeshire CB4 1BU**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



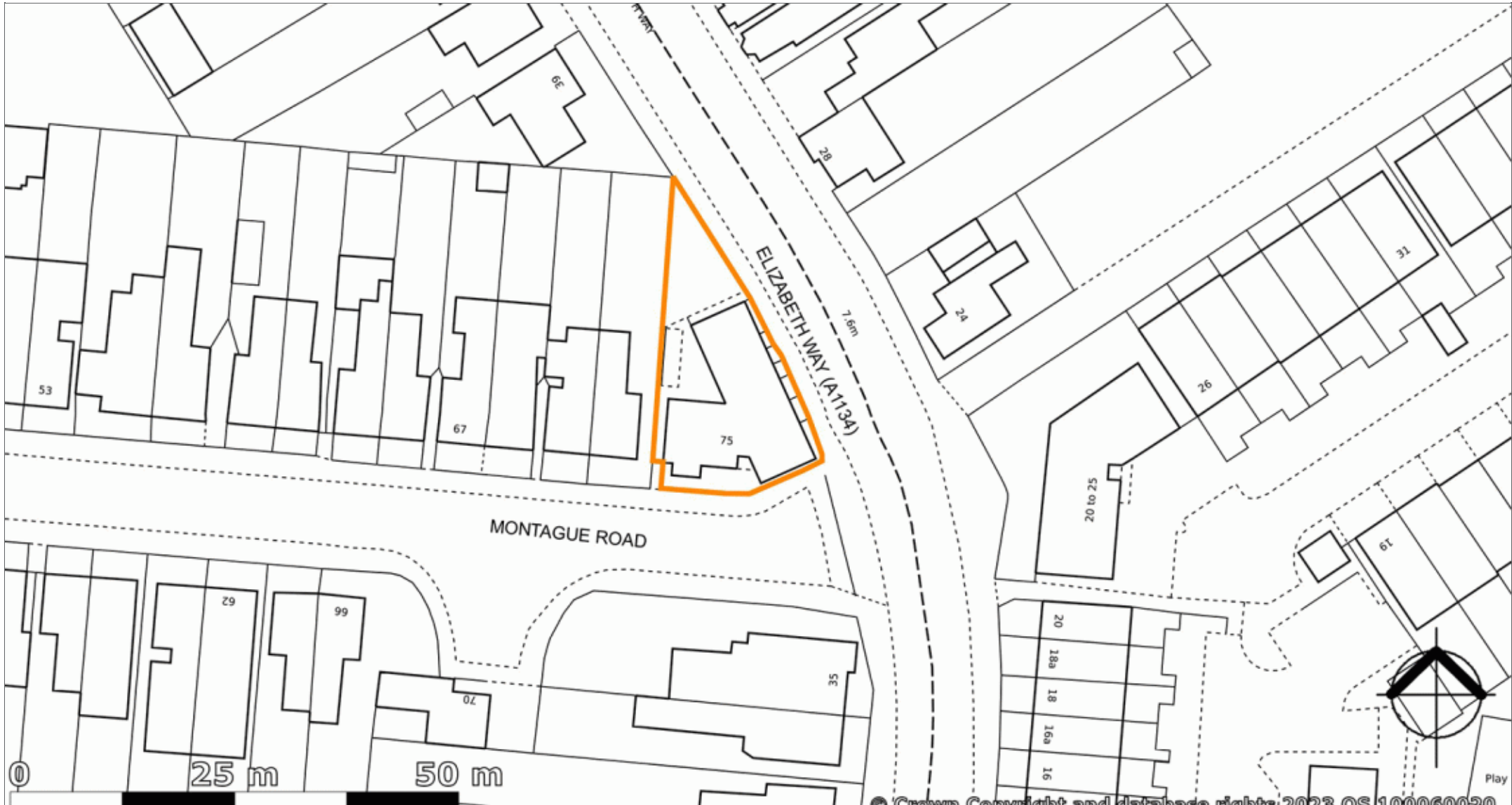
Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



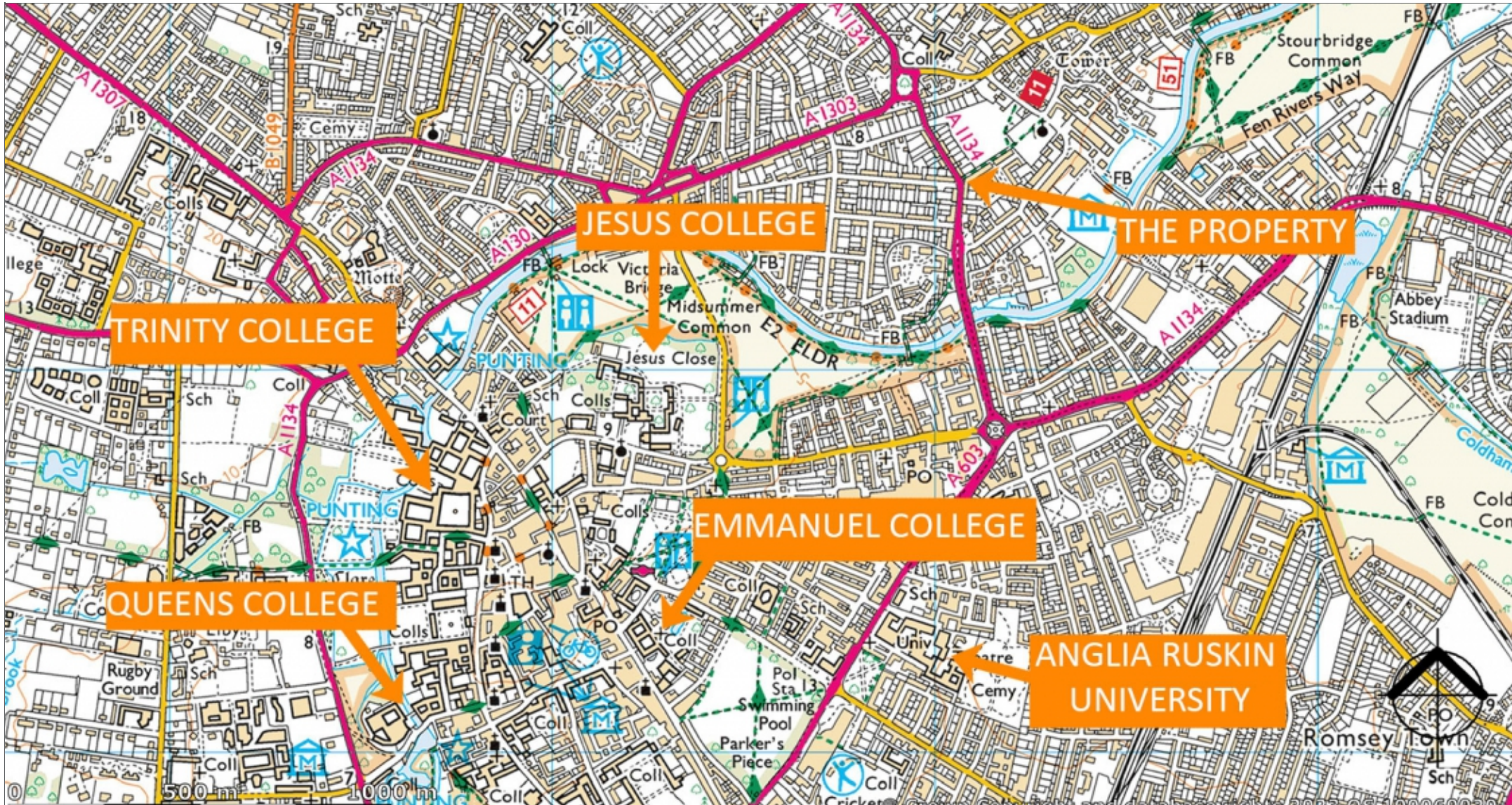
Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Lot 9, Montague Lodge, 75 Montague Road, Cambridge, Cambridgeshire CB4 1BU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

HCR Law

James Simpson

+44 (0) 7769 217802

jsimpson@hcrlaw.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020