

# for sale

# RETAIL COMPLEX

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- 19 'Barn Style' retail units (inc restaurant) producing income
- 3 acres of land (approx) with lakeside setting
- 550 ft river frontage
- Interesting 3 bedroom detached house with permission to extend
- Favoured South Cambridgeshire location

**Riverside Barns**  
**111 Frogge Street**  
**Ickleton**  
**Cambridgeshire**

**Freehold £840,000**



# COMMERCIAL

### *The premises*

19 barn style retail units, including a restaurant, on a rural riverside complex. Riverside Barns are partly let and currently produce an income of £20,400 per annum. The complex sits on approximately 3 acres of land with units grouped around a lake at its centre and it is deemed there is considerable potential to enhance the business. There is a substantial car parking area. This beautiful rural site has a frontage of about 550 feet onto the River Granta.

This has formerly traded as a garden centre and there is planning permission for the sale of plants, garden equipment, accessories and a café/restaurant. It basically comprises a group of retail units - 8 of which are currently let with 6 vacant units, polytunnel. 2 stores etc.

There is also an interesting, generously proportioned detached 3 bedroom house on the site (depicted on the attached floor plan) which has planning permission to extend to the rear. Consideration may be given to selling this separately, if required, but this would be subject to the result of a planning application for separate access. Vehicular access is currently through the commercial site area.

### *Location*

The site is situated on the Southern side of the village of Ickleton and is within the South Cambridgeshire District Council region. Access to the M11 and the main line rail link is close by.

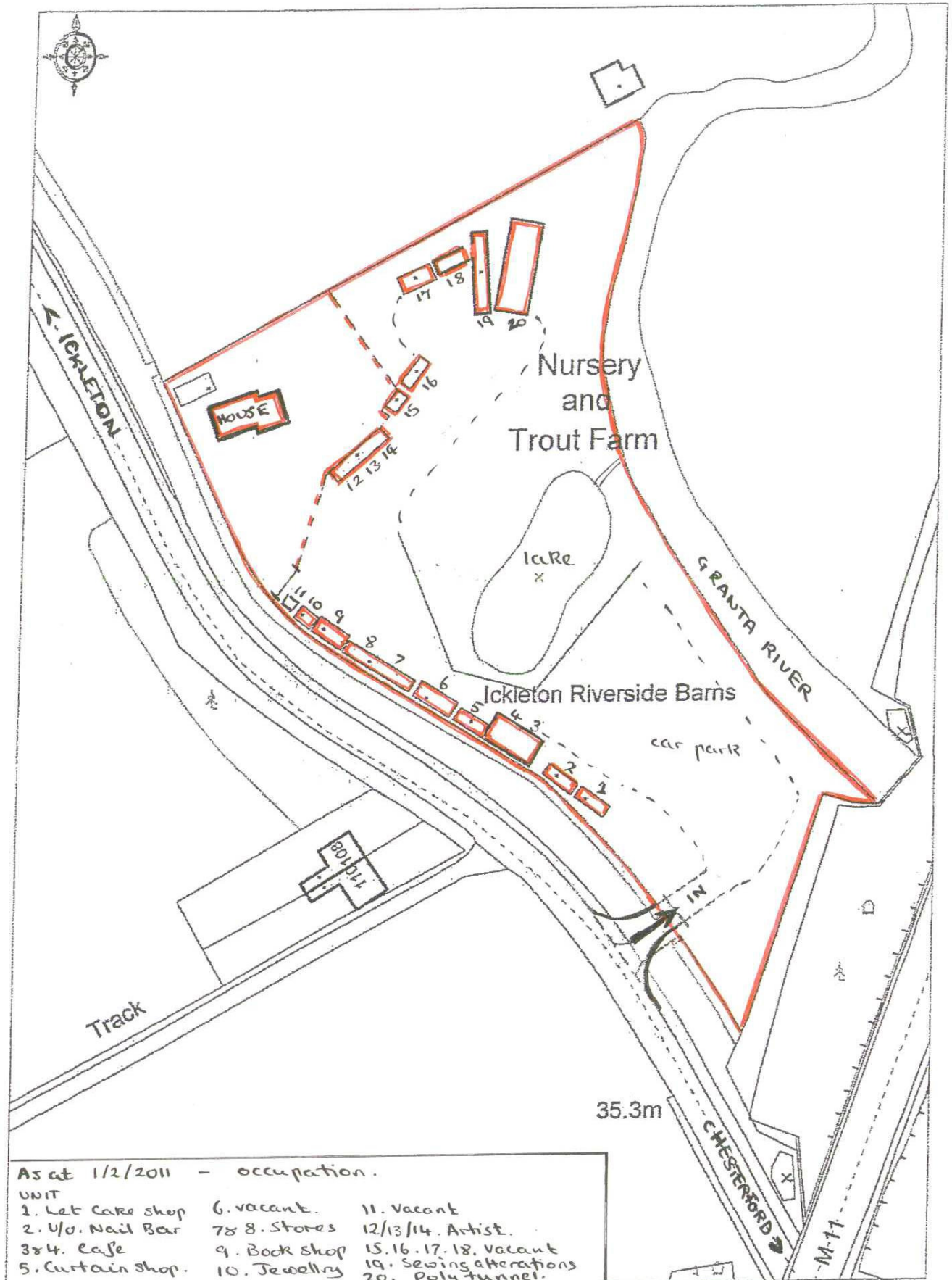


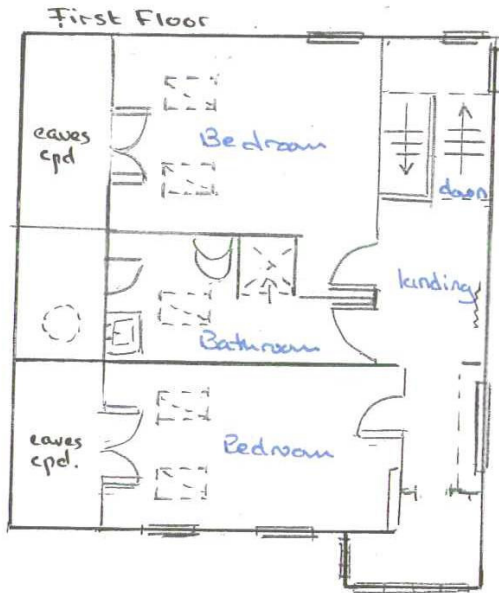
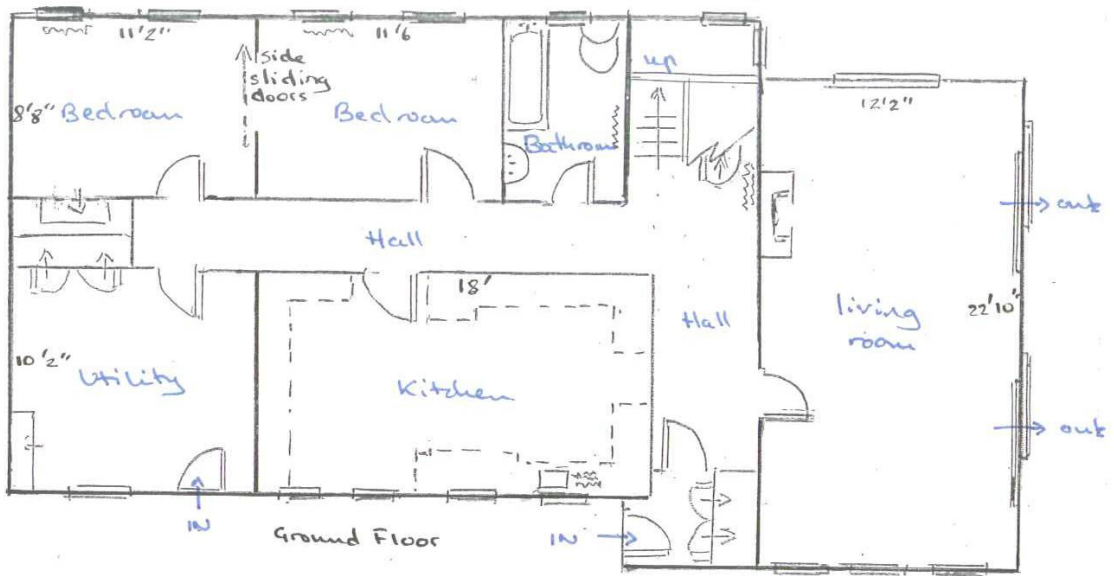
### *Note*

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.

# Riverside Barns, 111 Frogge Street, Ickleton

## Layout Plan





Plan only for  
indicative  
layout purposes  
only.