



Retail

Ground Floor	528 sq. ft (49.05 sq. m)
First Floor	542 sq. ft (50.35 sq. m)
Total	1,070 sq. ft (99.4 sq. m)

In Brief

- Retail unit located **on the corner of King Street.**
- Available on a **New lease.**
- Close to **Café Abantu, Lucy&Yak, d'Arry's Bar & Restaurant, The Cambridge Brew House and Flannels.**

2 KING STREET, CAMBRIDGE, CB1 1LN
SHOP TO LET (NO CAFES/RESTAURANTS)

Location

King Street is a short distance from Sidney Street and forms a link between the historic core and the Grafton Centre. The area boasts a thriving retail community with a wide mix of retailers including **Lucy&Yak, The Locker Cafe, d'Arry's, The Cambridge Brew House, Flannels** and a **Post Office**.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£19,750 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Business Rates

The Valuation Office Agency 2024 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £16,000

Interested parties are advised to make their own enquiries of the City Council.

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an energy rating C (64). Full details available on request.



Accommodation

The premises are arranged on ground and first floors with the following approximate areas:

Ground Floor	513 sq. ft (47.66 sq. m)
Ground Floor ancillary	15 sq. ft (1.39 sq. m)
First Floor	542 sq. ft (50.35 sq. m)
Total	1,070 sq. ft (99.40 sq. m)

There are WC and kitchenette facilities on the first floor.

Enquiries and Viewings

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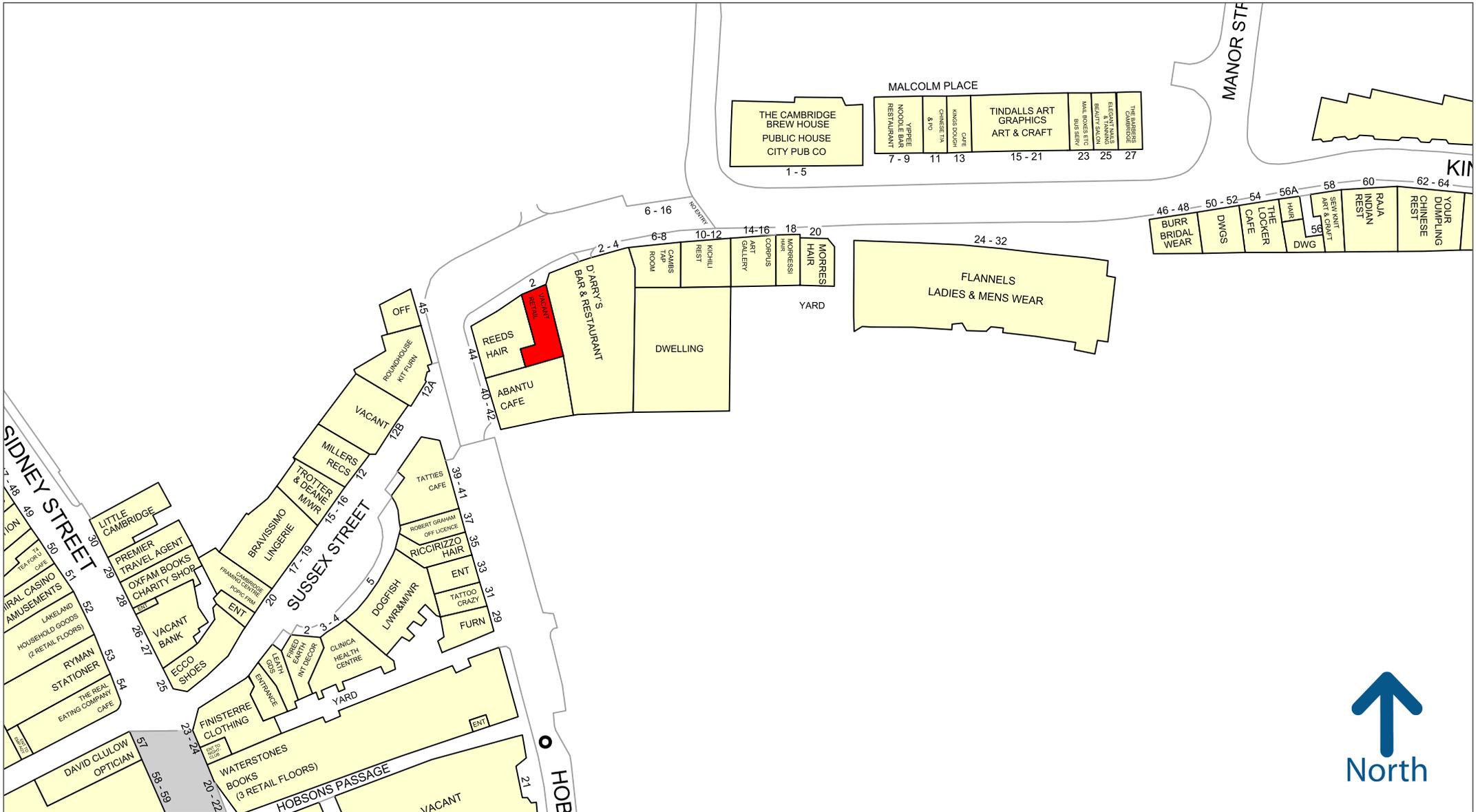
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First Floor:





50 metres

Experian Goad Plan Created: 21/05/2025

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For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com