



Ground Floor 4,648 sq ft (432 sq m)

## 30 – 30A THE GRAFTON CAMBRIDGE CB1 1PS PRIME SHOP TO LET

### In Brief

- £28m upgrade
- New restaurant quarter
- New stores for Decathlon, River Island, The Entertainer and Gail's Bakery.
- 18,000 sq ft Pure Gym
- 1,150 car spaces

### The Grafton

The 500,000 sq ft shopping centre is owned by Legal & General who have undertaken a £28.5m refurbishment to provide a full retail and leisure offer.

This includes the development of a new restaurant quarter at first floor level adjoining Vue Cinema for occupiers such as **Amelie**, **Chi**, **Burger Priest** and **Yakut** and new stores for **H&M** and **Decathlon**.

Existing anchor stores in the scheme include **Next**, **H&M** and **Boots** and the centre has **1,150 car parking spaces**.

### Location

The unit is situated to the rear of the mall adjacent to **H&M** and opposite the **La Piazza** mall café.

### Accommodation

The premises are arranged on ground floor only with the following approximate dimensions/areas:

Internal Width	55 ft 3 in	16.85 m
Shop Depth	65 ft 5 in	19.94 m
Ground Floor	4,648 sq ft	432 sq m

### Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

### Rental

Upon application

### Service Charge

The estimated service charge for the current year is £44,556.



### EPC

The property has an energy rating C (68). The full report is available on request.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

RV (2023)	£118,000
Rates Payable	£87,193

However, interested parties are advised to make their own enquiries of the City Council (01223 457705).

### Legal Costs

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

### Enquiries

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