



UNIT 1, 50-60 STATION ROAD, CAMBRIDGE, CB1 2JH
RESTAURANT/FOOD & BEVERAGE
TO LET | PROPERTY: 1,514 SQ. FT. (140.6 SQ. M.) PLUS EXTERNAL SEATING


BIDWELLS



LOCATION

The premises is situated on a very prominent corner of Station Road, the main road leading to and from Cambridge Railway Station, which sees an average of 9.3M passengers a year (*Network Rail, April 2022 – March 2023*).

Station Road is Cambridges' premier office location; being home to global tech companies including **Microsoft, Apple, Samsung and Amazon**; as well as coworking office space providers **WeWork** and **Fora**.

The area has strong mix of independent and national operators including **Gails, Café Nero, Wasabi, Pret a Manger and Subway**; alongside **Tawa Kitchen, Chill#2 Café Bar, The Station Tavern, The Old Ticket Office and Smoke Works**.

Other amenities and retail offering are **F45 Fitness, Sainsbury's Local, Tesco, Clayton Hotel and ibis Hotel**.

A **minutes' walk** from the **Cambridge Railway Station**, providing transport links to **London stations**, the north and midlands.

Residential and student accommodation surround the area and have direct access from Hills Road, Mill Road and beyond, via Tennyson Road which is opposite the premises.



PROPERTY DETAIL



Lease

A new effective FRI Lease, Outside the Act for a minimum term of 10-years.

Rental Guide

In excess of £50,000 per annum, exclusive of business rates, service charge and VAT.
Subject to 5-yearly upward only rent reviews.

Business Rates

The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £52,500

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Timing

Immediately available.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

All parties to bear their own legal costs.

Planning

Available upon request.

Premises Licence

The premises has the following trading hours:

Monday - Saturday: 07:00 – 00:00

Sunday: 10:00 – 23:00

Full detail available upon request.

EPC

The property has been assessed with an energy rating B (29). Full details available on request.

Service charge

The Service Charge is £6.34 per Sq. ft.

Postcode

CB1 2JH

LOCATION MAP

Google Maps

Cambridge




OCCUPIER	
1	Unit 50/60
2	F45
3	Tawa Kitchen
4	Tesco
5	GAIL's
6	Caffe Nero
7	Greggs
8	Wasabi
9	Pret A Manger
10	Sainsbury's
11	Ibis Hotel
12	Station Tavern
13	Old Ticket Office
14	M&S
15	Cambridge Train Station
16	Clayton Hotel
17	Microsoft Office
18	Amazon Office
19	Apple Offices
20	Subway
21	Residential

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GALLERY – THE AREA



GALLERY - INTERNAL IMAGES



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