



## Café/Restaurant or Retail

Ground Floor	1,456 sq. ft (135.26 sq. m)
Basement	993 sq. ft (92.25 sq. m)
<b>TOTAL</b>	<b>2,449 sq. ft (227.51 sq. m)</b>

**1-2 BRIDGE STREET,  
CAMBRIDGE,  
CB2 1UA**

**CAFÉ/RESTAURANT OR RETAIL TO LET**

### In Brief

- **Iconic corner location** with high footfall of residents, tourists, and students.
- Nearby food offerings include **Byron, Kibou, and The Orator**.
- Retailers include **Cotswold Outdoor, Mountain Warehouse, Trespass, Fopp Records** and **Sainsbury's**.
- Close proximity to **Park Street** re-development which provides a **225-space public car park** with **270 cycle spaces** (now open) and a new **229-room aparthotel**.
- Partially **fitted out** as a **café** (widening to restaurant use may be considered) or retail Class E(a).

### Location

The property is located on a prominent corner within the historic heart of Cambridge on **Bridge Street** and **Sidney Street**. Both streets are principal walkways with **high footfall**, leading to the **River Cam** and various restaurants.

Nearby retailers include **Sainsbury's**, **Cotswold Outdoor**, **Seven Wolves**, **House of Cavani**, newly opened **Trespas**, and food offerings include **Kibou**, **Byron**, **Crosstown Doughnuts** and **The Orator**.

### 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

£65,000 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 2023 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023      £66,000

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

### Timing

Immediately available.

### Legal Costs

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

### Use

The premises is fitted out as a café, use under Class E, widening to restaurant use may be considered, or retail Class E(a).

### Planning

The property is Grade II Listed. More information available upon request.



### Accommodation

The premises are arranged on ground floor and basement with the following approximate areas:

Ground Floor	1,456 sq. ft (135.26 sq. m)
Basement (store/staff)	993 sq. ft (92.25 sq. m)
<b>TOTAL</b>	<b>2,449 sq. ft (227.51 sq. m)</b>

3D Survey is available upon request.

There is a lift from ground to basement level. The staff and WC facilities are in the basement.

### Fixture and Fittings

The unit will be let as seen, details upon request.

### EPC

The property has an energy rating E (106). Full details available on request.

### VAT

The property is elected for VAT.

### Enquiries and Viewings

James Lankfer

01223 559558

[james.lankfer@bidwells.co.uk](mailto:james.lankfer@bidwells.co.uk)

Matt Hallam

07442 634355

[matt.hallam@bidwells.co.uk](mailto:matt.hallam@bidwells.co.uk)

#### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

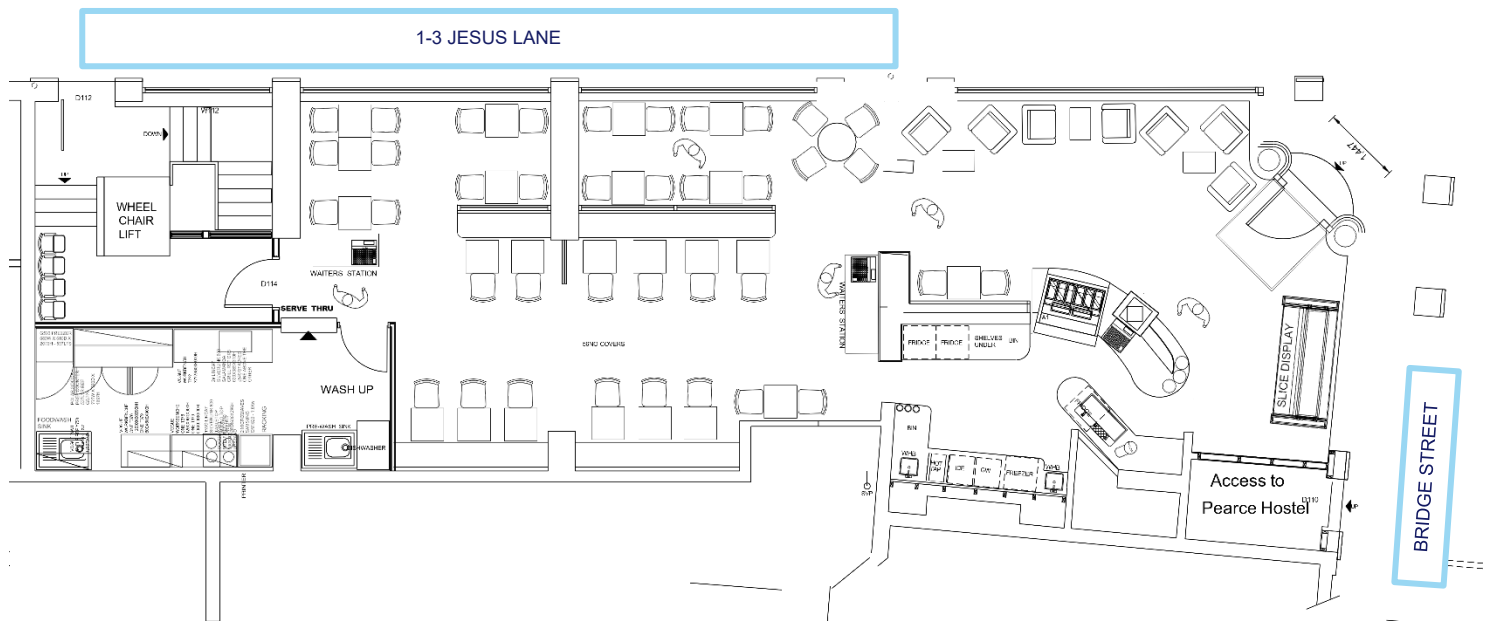
Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



# FLOOR PLAN:

NOTE: Plan not to scale.



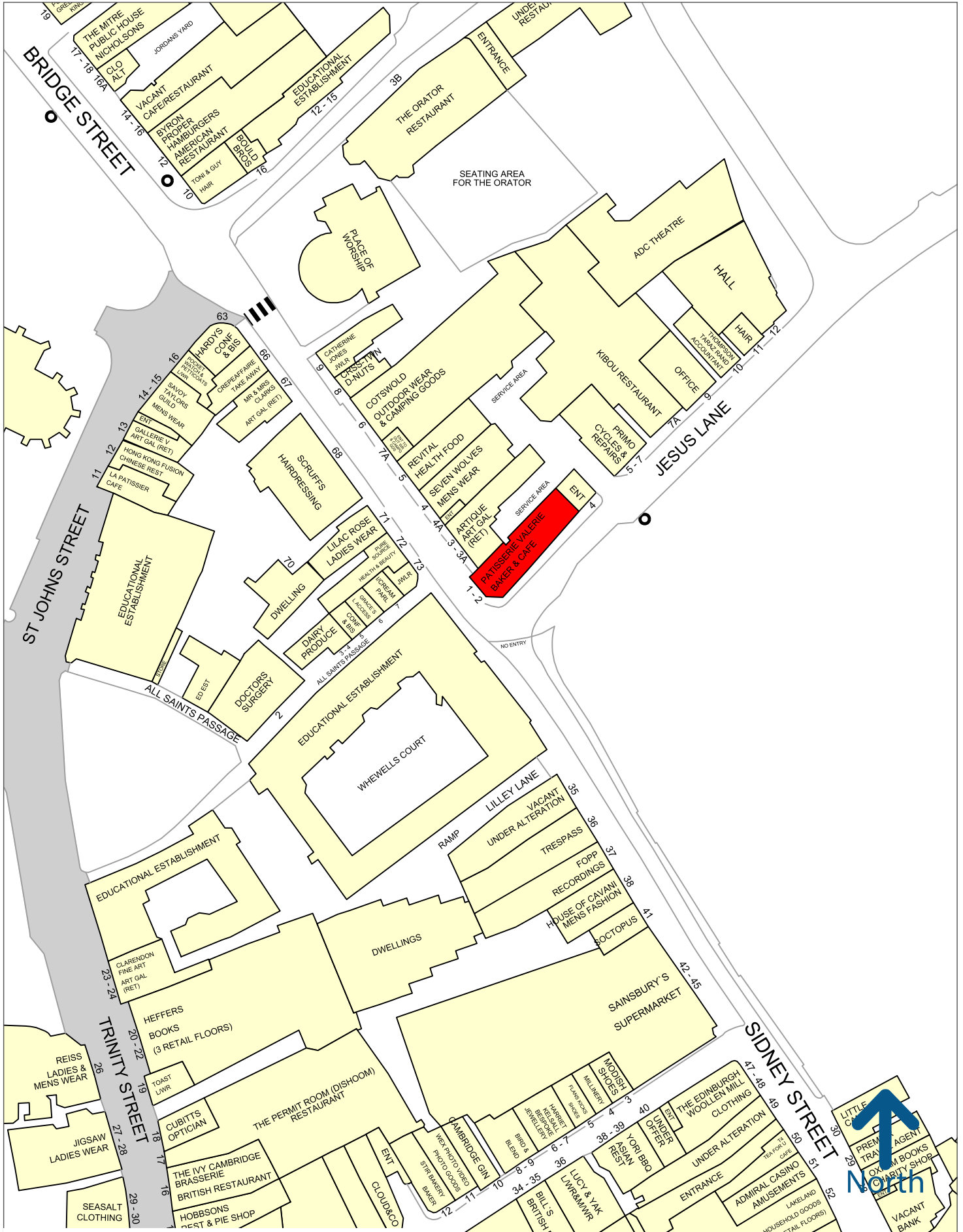
## Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



50 metres

Experian Goad Plan Created: 08/01/2025  
Created By: Bidwells

