

54 Sidney Street, Cambridge, CB2 3HX

Prime Retail Shop To Let



Summary

Location

The property is situated on the western side of Sidney Street which connects the busy tourist area of Market Street and Bridge Street with the prime retail core. Close by occupiers include **Boots, Finisterre, Superdrug, Waterstones, Pizza Pilgrims, Flat Iron, Itsu, Urban Outfitters, Next** and **Marks and Spencer**

Additional Information

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

£120,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT

EPC

The property has an EPC rating of C (59)

Business Rates

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

Rateable Value 2023 £71,000

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

Legal costs

All parties to bear their own legal costs.

Outdoor Seating

The property could benefit from outdoor seating subject to a Pavement Licence from the Local Authority

Fixtures and Fittings

The fixtures and fittings in the photographs are not included.



Accommodation

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

Description	Sq Ft
Ground Floor	1,165.0 sq.ft (108.2 sqm)
Basement	970.0 sq.ft (90.1 sqm)
Internal Width	6.20 m
Shop Depth	18.50 m
Total	2,135.0 sq.ft (198.3 sqm)

Ground floor is split between customer, counter and seating areas.

There is a kitchen area and rear accessible WC

Basement Vaults included in the property but not measured

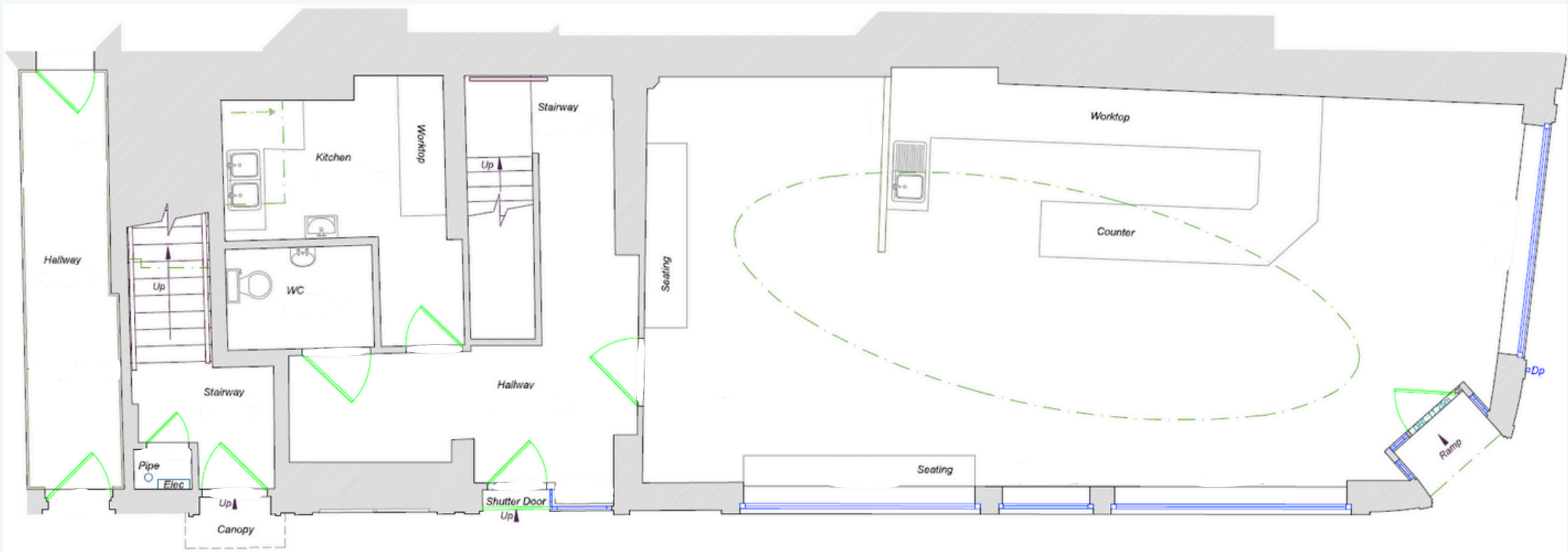




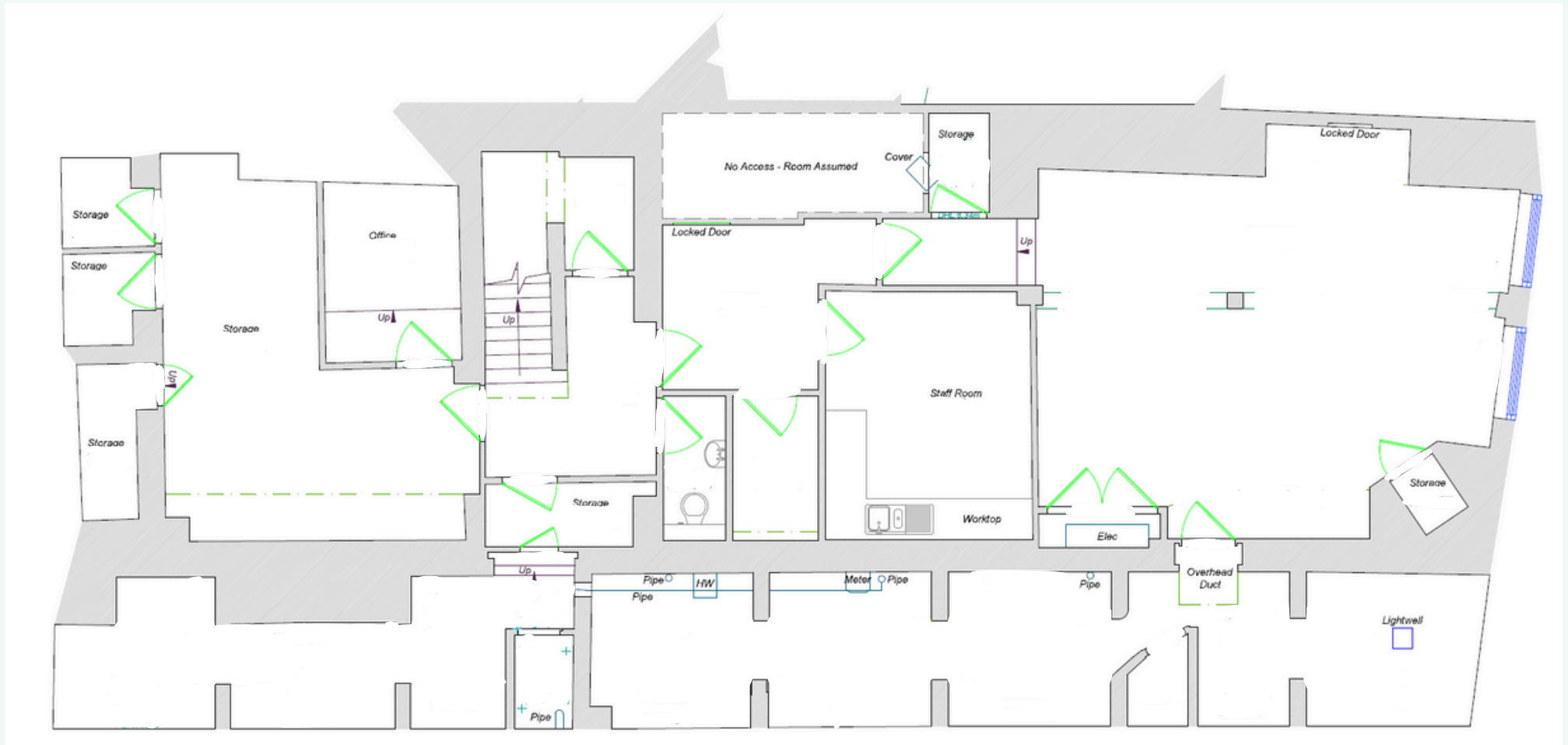
Location



Ground Floor Plans



Basement Plans



Basement Vaults included in the property but not measured

*Get in touch with
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