



Retail (no food uses)

Ground Floor	645 sq. ft	(59.9 sq. m)
Basement	500 sq. ft	(46.4 sq. m)
Total	1,145 sq. ft	(106.3 sq. m)

**35-36 GREEN STREET,
CAMBRIDGE,
CB2 3JX
SHOP TO LET**

In Brief

- Close to food operators such as **Bill's, Café au Chocolat, Knoops, Mercado, Stir Bakery** and **Yori BBQ**.
- National retailers include **Sainsburys, Edinburgh Woolen Mill, Bird&Blend, TKMaxx, Oska** and **Free People**.
- Variety of quality independents nearby including **Cambridge Gin Laboratory, Cloud&Co** and **Goldrush Vintage**.
- **Double-fronted** retail unit.
- Available on a **new lease** from **March 2025**.

Location

Situated within Cambridge's central retail area, Green Street forms a link between the busy shopping routes of Trinity Street and Sidney Street. Its attractive historical surroundings have drawn a wide mix of national and independent retailers including **Jigsaw, Knoop's, Bill's, Stir Bakery, Harriet Kelsall Jewellery, Cloud & Co, Mercado Central and Bird & Blend.**

Lease

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

Rental Guide

£32,500 per annum exclusive of business rates.

Business Rates

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

Rateable Value 2023 £20,750

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries of the City Council.

Legal Costs

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

EPC

Energy rating D (81). Full details available upon request.



Accommodation

The premises are arranged over basement and ground floors with the following approximate dimensions and areas:

Internal width (max)	23 ft 4 ins	7.12 m
Shop depth	26 ft 8 ins	8.13 m
Ground Floor sales	645 sq. ft	59.9 sq. m
Basement storage	500 sq. ft	46.4 sq. m
Total	1,145 sq. ft	106.3 sq. m

There are WC and kitchenette facilities in the basement.

There is also an enclosed rear yard.

Enquiries

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FLOOR PLAN:

NOTE: not to scale.

GROUND FLOOR



BASEMENT



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