

35 Sidney Street, Cambridge, CB2 3HY

Prime Retail Unit to Let



3,638 sq. ft (338.0 sq. m)

Summary

Location

The property is situated on the corner of Sidney Street which connects the busy tourist area of Bridge Street with the prime retail core. The City's main food store Sainsbury's is a significant nearby footfall driver and other occupiers in the vicinity include Trespass, House of Cavani and FOPP. Nearby independent retailers include The Cambridge Cheese Company, Soho Fine Art Cambridge, and Lilac Rose.

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

£85,000 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.

Business Rates

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

Rateable Value 2023 £65,500 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

The property currently has an energy rating B (48). Full details available on request.

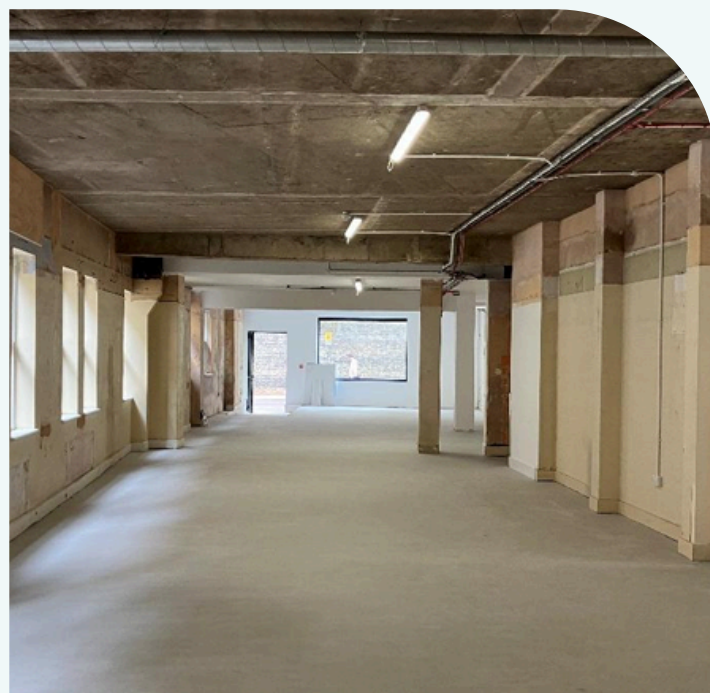


Accommodation

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

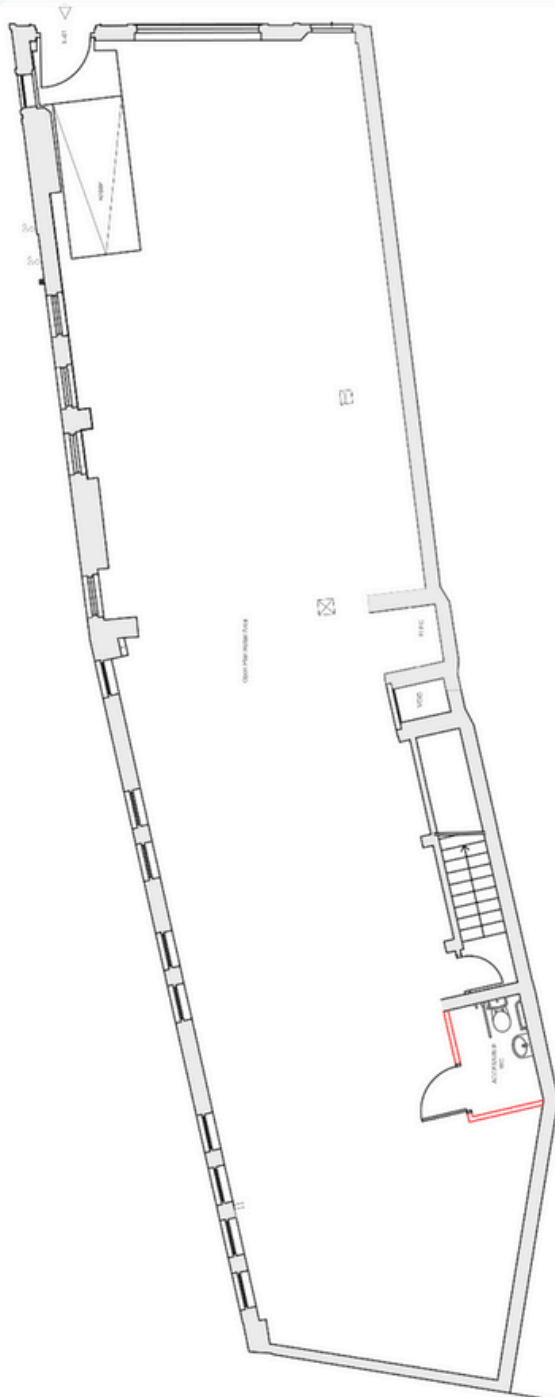
Description	Sq ft
Ground Floor Sales	1,866 sq. ft (173.4 sq. m)
Basement	1,772 sq. ft (164.6 sq. m)
Shop Depth	100.1 ft (30.5 m)
Internal Frontage	23.3 ft (7.1 m)
Total	3,638 sq. ft (338.0 sq. m)

There are WC facilities on the ground floor with additional staff and WC facilities in the basement. The unit also benefits from rear access.

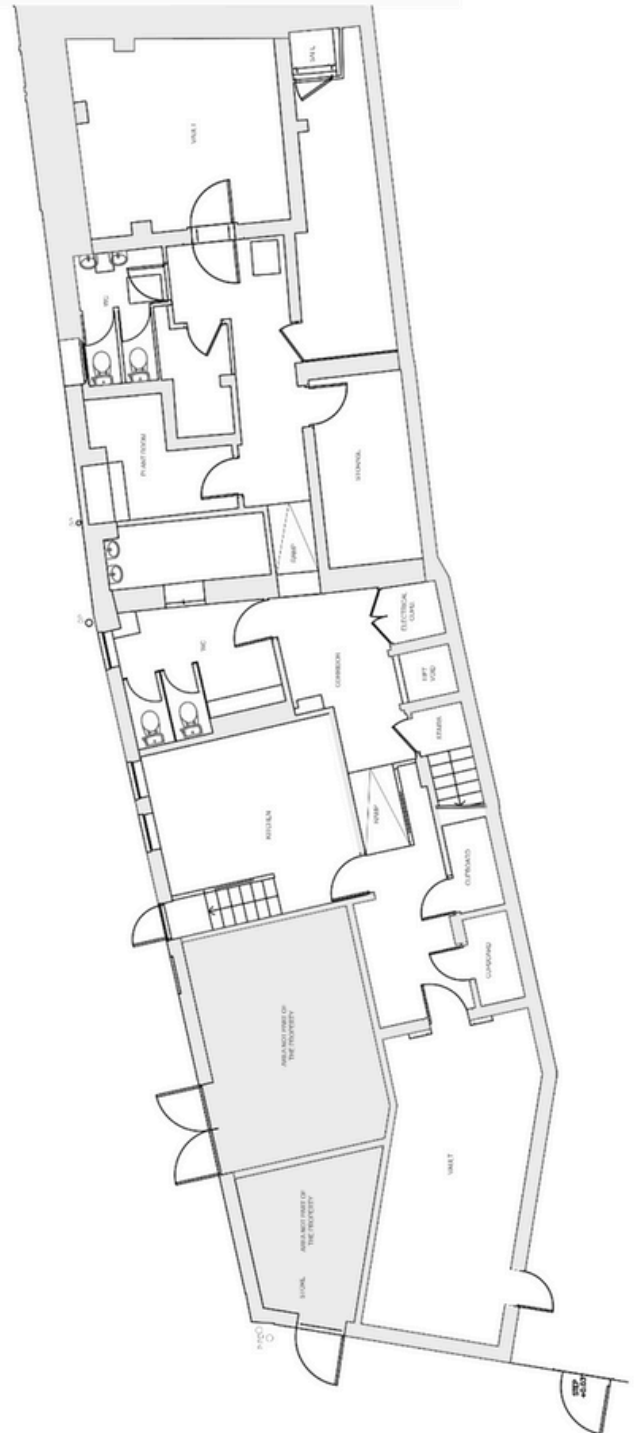


Floor Plans

Ground Floor:



Basement:



Location



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