

49 Sidney Street, Cambridge CB2 3HX

Retail Shop to Let



Ground Floor 2,618 sq. ft (243.26 sq. m)
Upper Floors further information on request

Summary

Description and Location

The property is situated on the western side of Sidney Street which connects the busy tourist area of Bridge Street with the prime retail core. As the City's main food store Sainsbury's is a significant footfall driver with a cosmopolitan mix of retailers being nearby including Finisterre, Itsu, Waterstones, David Clulow opticians and Superdrug.

The property has recently been refurbished. The upper floors have received outline planning permission for a Hostel.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord and Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£98,000 per annum, exclusive of business rates and VAT.

Legal Costs

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

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 £73,500 Interested parties are advised to make their own enquiries of the City Council.

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

EPC

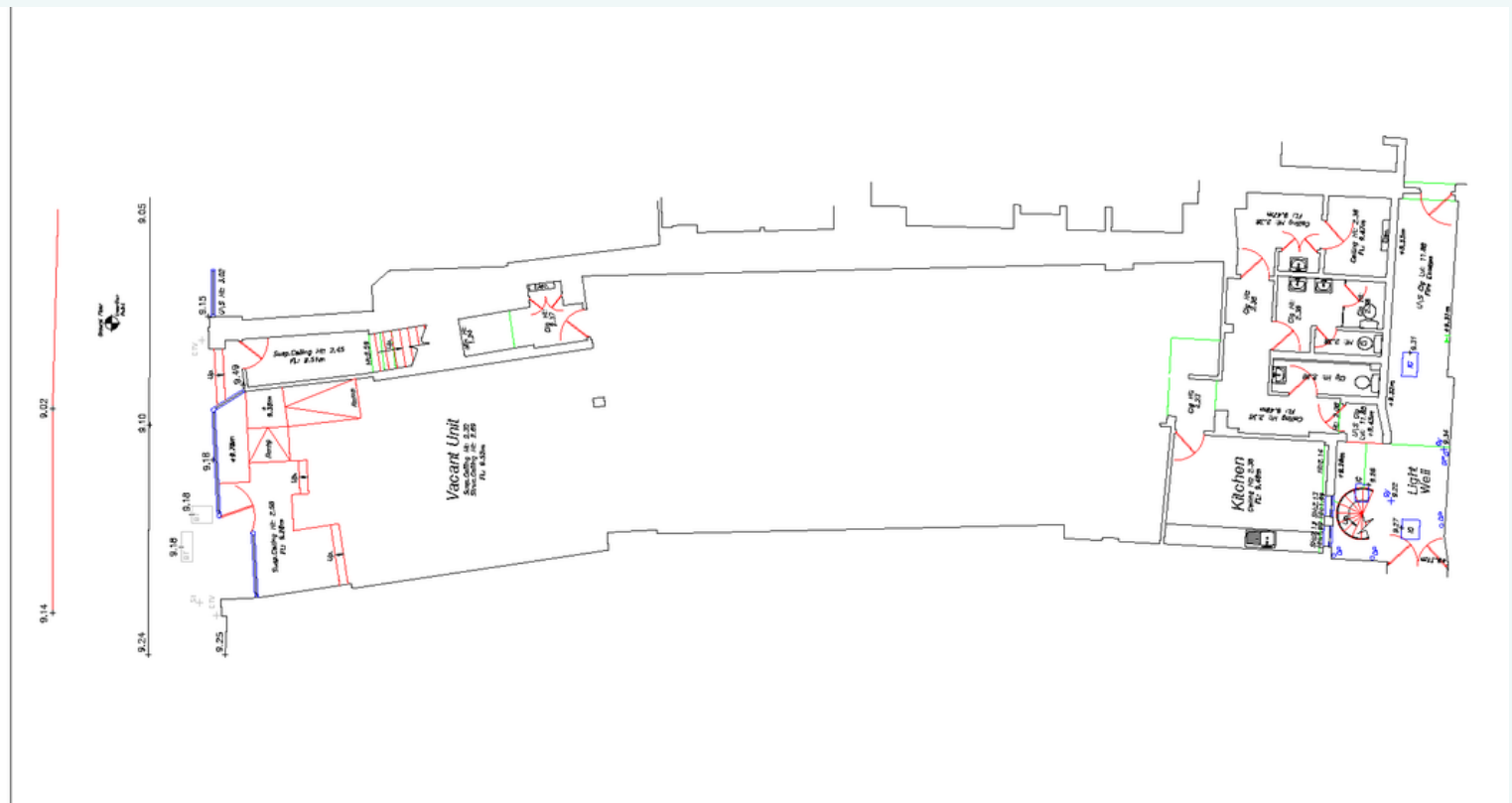
The property has an energy rating E (122) . Full details available on request



Accommodation

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

Description	Sq ft
Building Frontage	27 ft 1 in (8.26 m)
Internal Width	25 ft (7.62 m)
Total	2,618 sq. ft (243.26 sq. m)



Location



*Get in touch with
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