

5 Green Street, Cambridge, CB2 3JU

Retail Shop To Let



Ground Floor 421 sq. ft (39.11 sqm)
First Floor Sales 250 sq. ft (23.22 sqm)
Basement 164 sq. ft (15.23 sqm)
Total 835 sq. ft (77.56 sq. m)

Summary

Location

Located on Green Street, a popular shopping destination which forms an arterial thoroughfare for visiting pedestrians from Sidney Street to Trinity Street. Within the vicinity, there are a diverse range of independent and national retailers including Sainsbury's, TK Maxx & WEX. Food and beverage offerings include Bill's, Stir bakery and Cambridge Gin.

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.

Business Rates

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

Rateable Value 2023 £12,250 Interested parties are advised to make their own enquiries of the City Council.

Rental Guide

£25,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to upward only rent reviews.

Legal Costs

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

VAT

The property is elected for VAT.

EPC

The property has an energy rating C (68). 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	421 sq. ft (39.11 sqm)
First Floor Sales	250 sq. ft (23.22 sqm)
Basement	164 sq. ft (15.23 sqm)
Shop Depth	30 ft 2 ins
Internal Width	14 ft 7 ins
Total	835 sq. ft (77.56 sqm)

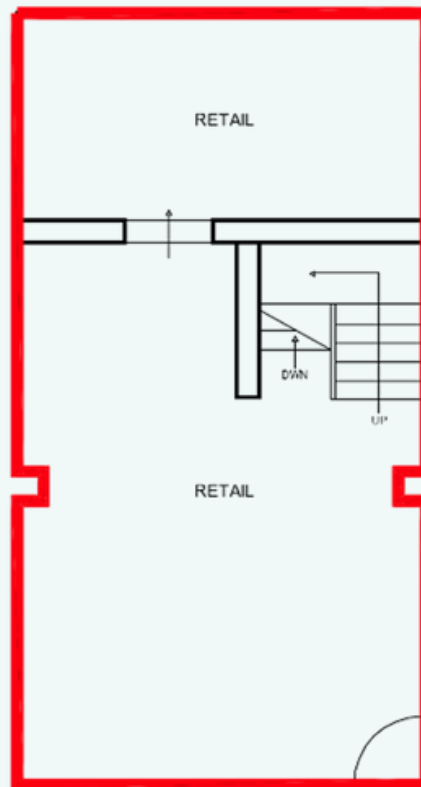
There are WC and kitchenette facilities within the basement.



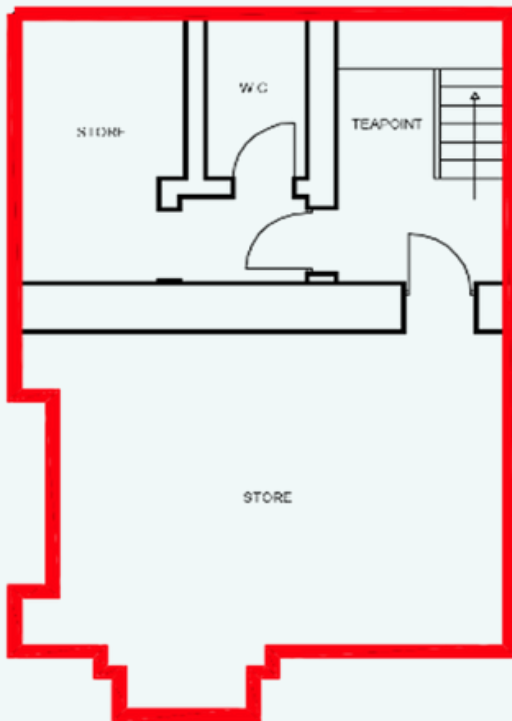
Photos



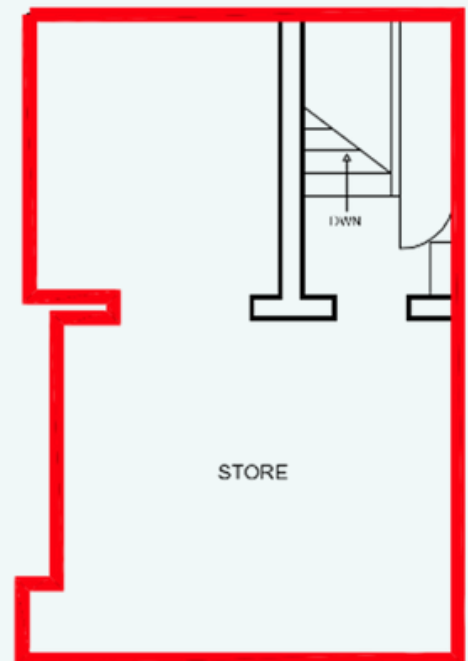
Floor Plans



GROUND FLOOR

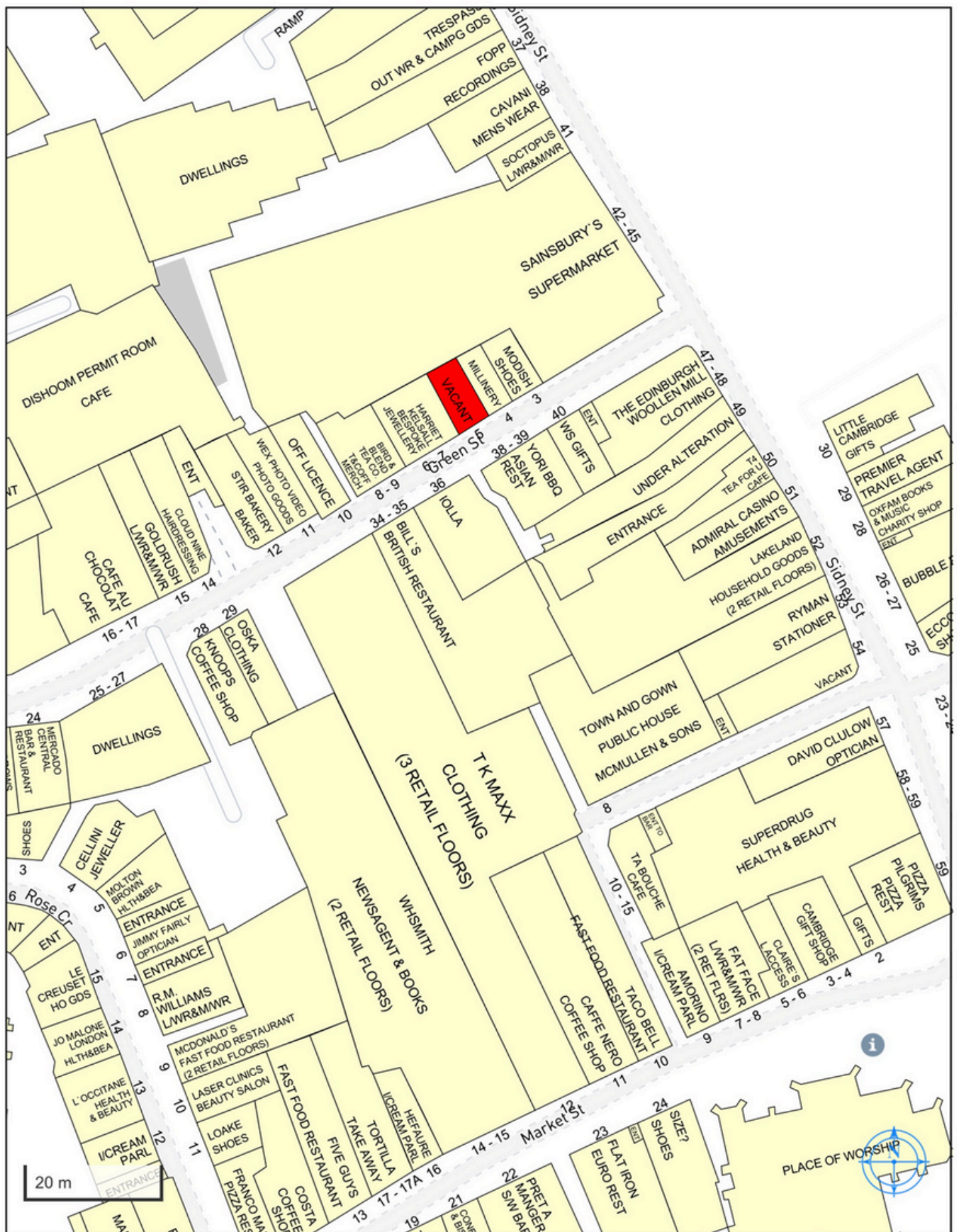


BASEMENT



FIRST FLOOR

Location



*Get in touch with
our experts*



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