



## Restaurant to let

Ground Floor	1,591 sq. ft (147.8 sq. m)
Basement	473 sq. ft (43.9 sq. m)
Total	2,064 sq. ft (191.7 sq. m)

# 55-57 REGENT STREET, CAMBRIDGE, CB2 1AB RESTAURANT TO LET

## In Brief

- Ground floor **dual fronted restaurant** with **storage** in the **basement**.
- **Immediately available**.
- Adjacent to **Zizzi, Slim Chickens** and numerous **quality independent F&B** operators.
- **Fully fitted kitchen** further details upon request.
- Approximately **70-covers**.
- 3D Survey available.

### Location

Regent Street is the principle route into the City Centre from the south of the city and the railway station. It provides **Cambridge's main restaurant food street**, its occupiers form a strong, predominately independent food and beverage offering with retail uses alongside, all supporting a vibrant, residential, office workers, student and tourist customer base. Nearby uses are **Starbucks, Zizzi's, London Grade Coffee, The Grain and Hop Store** and **Jiamart**. The rear entrance faces **Parkers Piece**, one of Cambridges main parks.

### Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a minimum term of 10-years.

### Rental Guide

£75,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

### Business Rates

The Valuation Office Agency 2024 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023      £36,750

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

### VAT

The property is elected for VAT.

### Legal Costs

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

### Handover Condition

The property is to be handed over in current condition with existing fixtures and fittings and fridges by negotiation.



### Alcohol Licence

The premises had an alcohol licence from the hours of 11:00 – 21:00 from Monday to Sunday.

### EPC

The property has an energy rating C (75). Full details available on request.

### Accommodation

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

GF Sales	1,257 sq. ft	(116.7 sq. m)
Kitchen/stores	335 sq. ft	(31.1 sq. m)
Basement	473 sq. ft	(43.9 sq. m)
<i>Total</i>	<i>2,064 sq. ft</i>	<i>(191.7 sq. m)</i>

There is an accessible WC facility on the ground floor, as well as staff facilities in the basement. The premises benefits from rear access and a fitted kitchen with full extraction.

Photos of the basement and 3D Survey available upon request.

### Enquiries and Viewings

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**RESTAURANT SPACE:**





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**KITCHEN:**





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**REGENT STREET (FRONT ENTRANCE):**

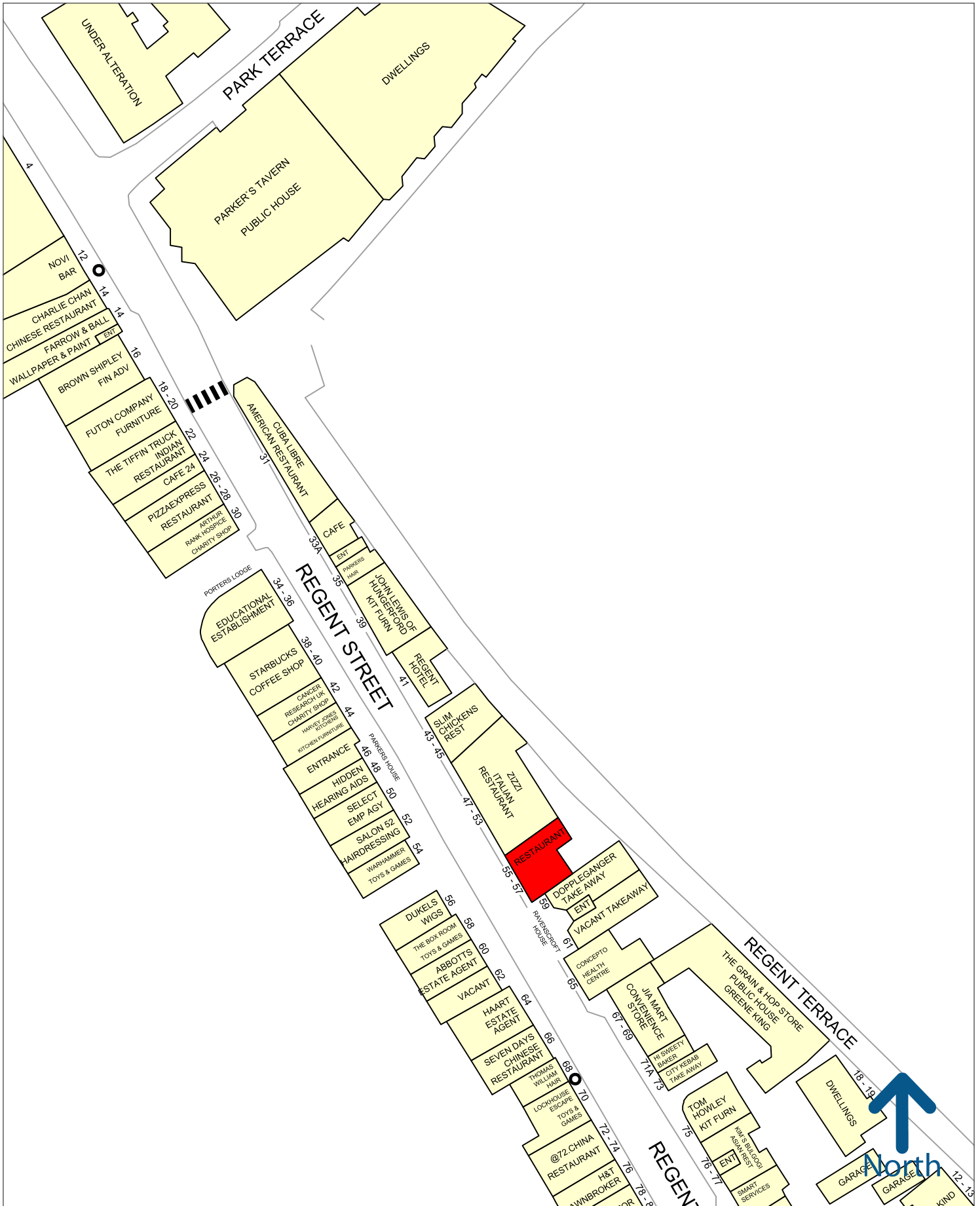




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**REGENT TERRACE (REAR ENTRANCE):**





50 metres

Experian Goad Plan Created: 28/01/2025  
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