



## Retail

Ground Floor	364 sq. ft. (33.81 sq. m)
Basement	847 sq. ft. (78.69 sq. m)
<b>TOTAL:</b>	<b>1,211 sq. ft. (103.65 sq. m)</b>

## In Brief

- **High footfall location including tourist and students.**
- **Prominent** location.
- Moments away from key shopping areas such as the **Market Square, Lion Yard** and **The Grand Arcade** shopping centres.
- Adjacent to **Cambridge Theatre** and other nearby occupiers which provide a mix of retail and restaurant uses such as: **Zizzi, BrewDog, Pho** and **Aromi**.

**7 PEAS HILL, CAMBRIDGE,  
CB1 3PP  
SHOP TO LET**

## Location

Situated within the heart of Cambridge the premises benefits from strong tourist trade and footfall from **The Guildhall** and **Cambridge Arts Theatre District**.

The premises is directly adjoined to the Arts Theatre and benefits from nearby food operators and cafes such as: **Aromi**, **Pint Shop**, **BrewDog**, **Zizzi**, **Giggling Squid**, and **Pho Noodles**.

The nearby retail offering features independents such as **Ark**, **Market Stall** traders, as well as high street names like **Hugo Boss** and **Anthropologie** towards the Market Square.

## 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

£25,000 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 2017 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023     £15,250

Qualifying tenants may benefit from 50% business rates relief. However, interested parties are advised to make their own enquiries of the City Council.

## VAT

The property is elected for VAT.

### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



## Legal Costs

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

## EPC

The property has an energy rating C (71). Full details available on request.

## Accommodation

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

Ground Floor	364 sq. ft. (33.81 sq. m.)
Basement	847 sq. ft. (78.69 sq. m.)
TOTAL:	1,211 sq. ft. (103.65 sq. m)

There are staff and WC facilities in the basement and the unit benefits from rear access.

## Enquiries and Viewings

James Lankfer

01223 559558

[james.lankfer@bidwells.co.uk](mailto:james.lankfer@bidwells.co.uk)

Matt Hallam

07442 634355

[matt.hallam@bidwells.co.uk](mailto:matt.hallam@bidwells.co.uk)





#### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

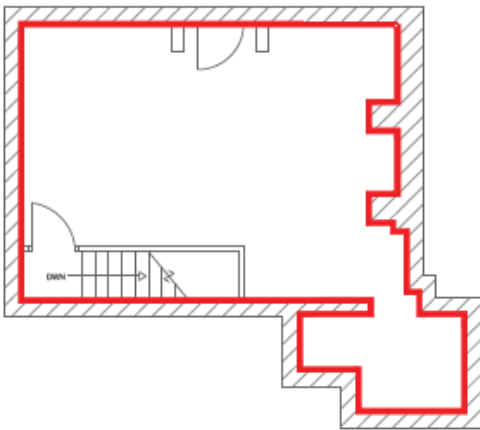
Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

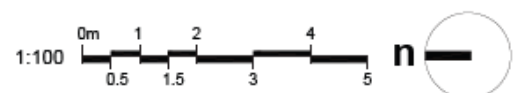
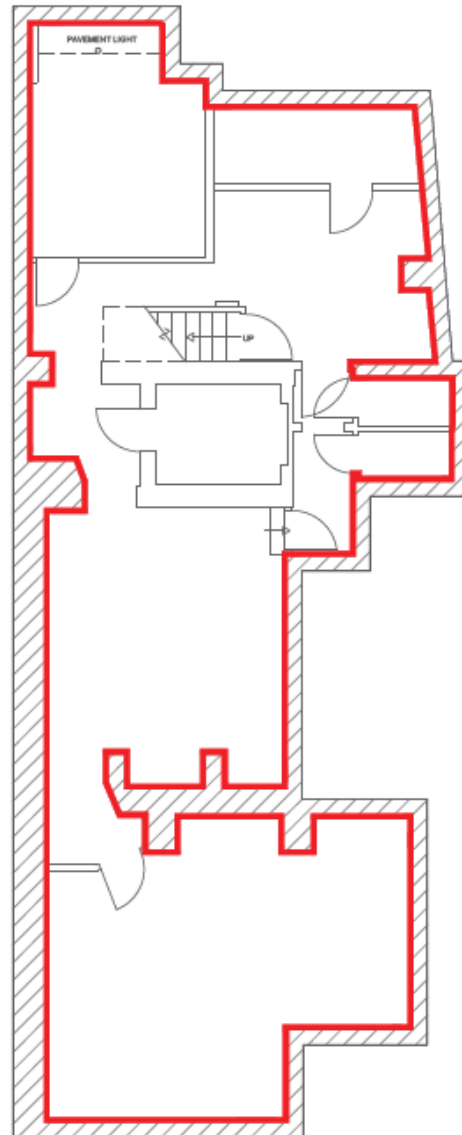


## FOOR PLANS:

Ground Floor Level



Basement Level



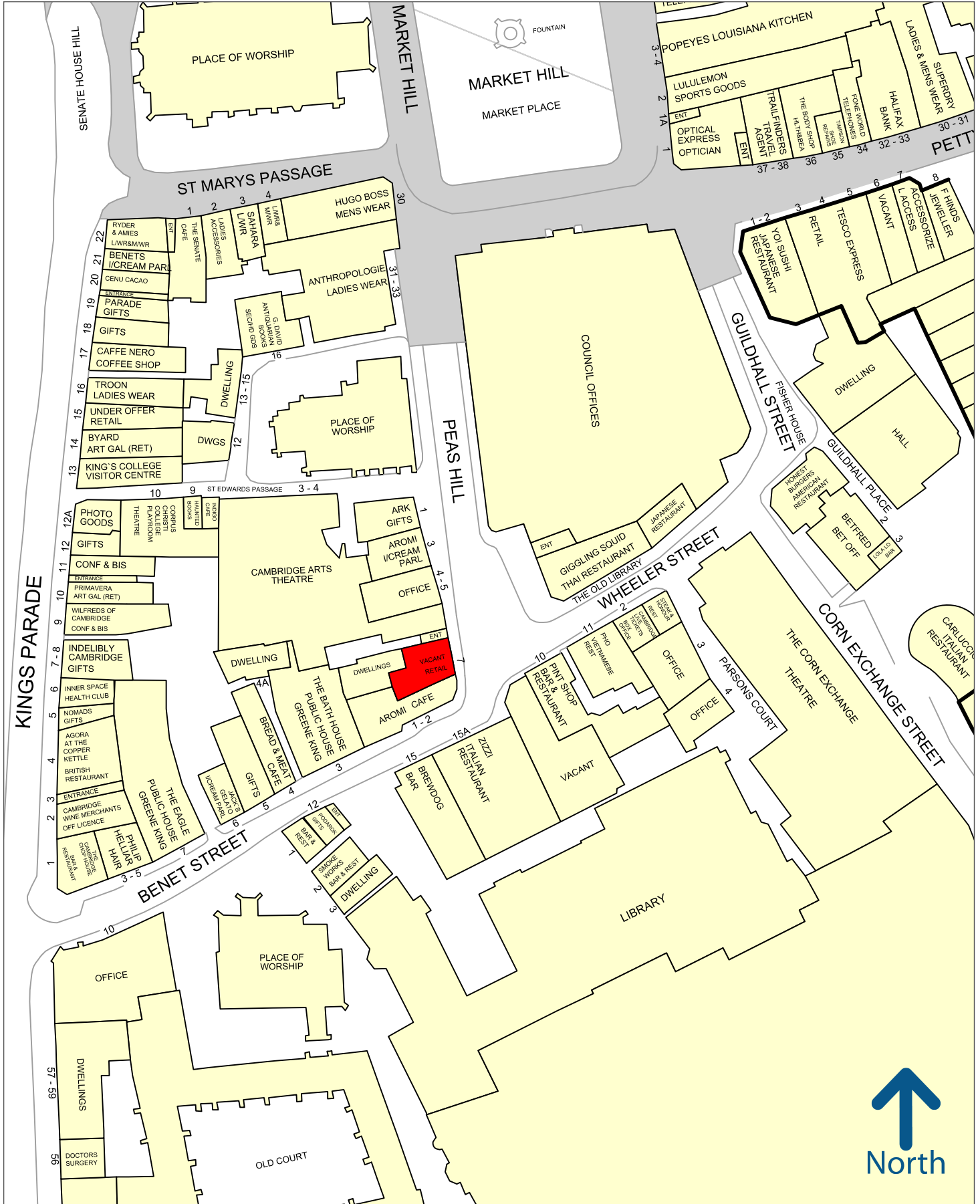
### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



50 metres

Experian Goad Plan Created: 28/07/2023  
Created By: Bidwells



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011