



TO LET

31 Magdalene Street
Cambridge
CB3 0AF

707 sq ft (65.68 sq m)

- Attractive shop in a prominent riverside location
- Located on an established retail parade close to the city centre and popular tourist areas
- Available on a new direct lease
- Hot food uses requiring extraction will not be permitted

Location

The property occupies a good secondary trading location, opposite Magdalene College and close to the river Cam, a popular tourist destination. The area contains a good selection of specialist shops, restaurants and bars. The City Centre and principle colleges are within easy walking distance.

Kettle's Yard art gallery and The Museum of Cambridge are located closeby. Neighbouring occupiers include Bang & Olufsen, Bowns, Football Finery and Country Traditionals and a good selection of specialist shops, restaurants and bars.

Description

The property comprises an attractive Grade II listed ground floor shop, which forms part of a historic parade of specialist retail outlets located opposite Quayside and with river views to the side.

The shop benefits from attractive period features including beams and large bay windows.

Accommodation

The accommodation provides an open plan sales area with a single WC and small store.

The accommodation has the following approximate net internal areas:

Retail space	544 sq ft (50.54 sq m)
Office / store	145 sq ft (13.47 sq m)
Storeroom	18 sq ft (1.67 sq m)
Total	707 sq ft (65.68 sq m)

Planning

The premises are considered suitable for a range of uses under Class A1 (Shops) of the Town & Country (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries with Cambridge City Council Planning (Use Classes) Order 1987.

Please note that hot food uses requiring extraction will not be permitted.

Uniform Business Rates

The current rateable value is: £21,250

All interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on 01223 457743 in order to verify their rates liability.

EPC

The property has an EPC Rating of C (65), which expires in March 2030.

Terms

The premises are available on a new effectively full repairing and insuring lease from for a term to be agreed at a rent of £25,000 per annum exclusive.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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