



Location

The premises are well fitted and occupy an attractive corner location on Green Street, a key link between the busy shopping routes of Sidney Street and Trinity Street. Its attractive historical surroundings have drawn a wide mix of national and independent retailers including Space NK, Open Air, Jigsaw and Bill's.

The main retail core in Cambridge comprises mostly Petty Cury, Market Hill and Market Street. Trinity Street is to the west and Sidney Street is to the east.

Accommodation

Ground Floor	616 sq ft	57.25 sq m
Basement Store	536 sq ft	49.81 sq m
Total	1,152 sq ft	107.06 sq m

Rent

£32,500 per annum exclusive.

Rates

Rateable Value	£27,500
UBR	0.48 (2018/19)

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their liability and any transitional relief.

Lease Term

Available on a new full repairing and insuring lease for a term of years to be agreed.

Energy Performance Certificate

An EPC certificate is available upon request.

Costs

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

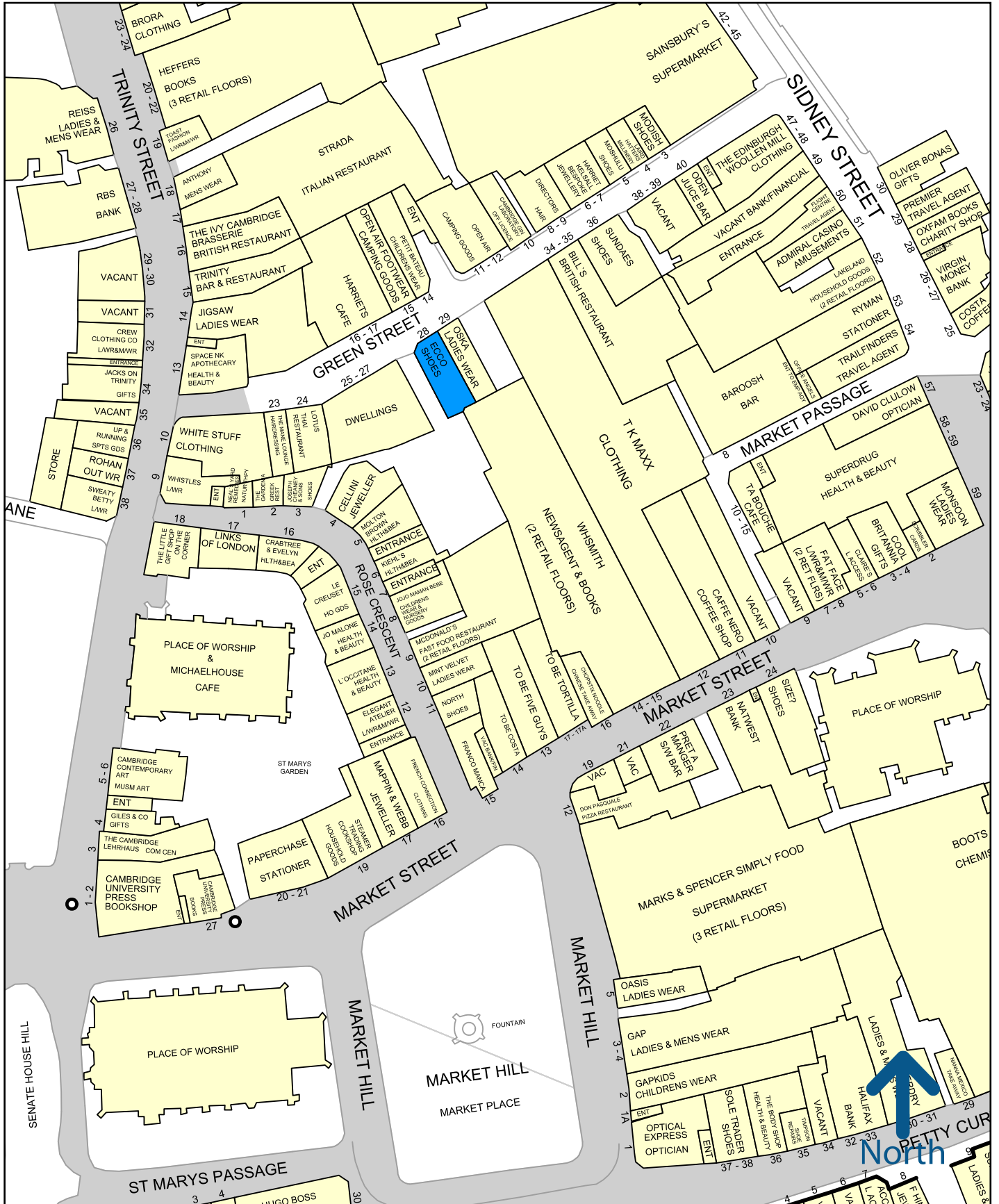
Contact

Jack Hesketh
+44 (0)20 7317 3731
jhesketh@klmretail.com

Tom Jamson
+44 (0)20 7317 3722
tjamson@klmretail.com

Or through our joint agents

Barry Woodhouse
Bidwells
01223 559 511



50 metres

Experian Goad Plan Created: 14/01/2019
Created By: Kitchen LaFrenais Morgan



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