

# Lease Available

Unit SU19 Grand Arcade St Andrews Street Cambridge  
CB2 3BJ

For further information  
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## Description

The Grand Arcade Shopping Centre provides 450,000 sq ft of retail over two levels and is anchored by a 280,000 sq ft John Lewis. The unit occupies a strong position on the ground floor, adjacent to Vision Express and Warehouse whilst being opposite to River Island, Topshop/Topman and Apple.

## Accommodation

The property is a regularly shaped unit formed over ground floor including remote storage, with the following approximate net internal floor areas:

Ground floor	124 sq m	1,336 ft
Remote Storage	58 sq m	625 sq ft

NB: Floor areas have been provided by our client and are subject to verification.

## Lease

The premises is held on a lease expiring on 27th July 2018. The rent passing is £237,500 per annum exclusive.

## Business rates

We understand that the property is assessed as follows:

Rateable Value: £166,000

UBR (2017/2018): £0.479

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

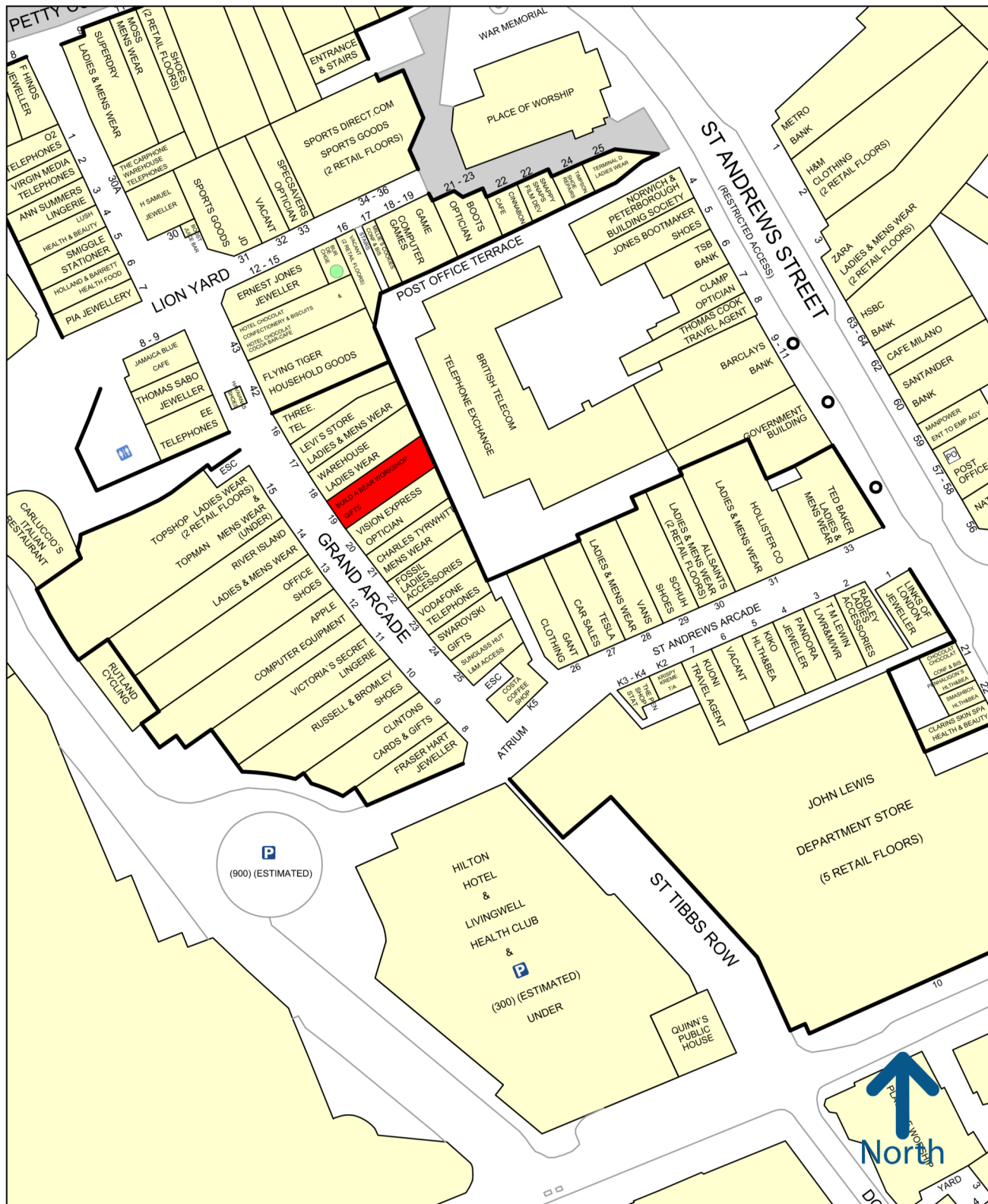
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.



50 metres

Experian Goad Plan Created: 02/10/2017  
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