



Retail

Ground Floor	616 sq ft	(63.36 sq m)
Basement	536 sq ft	(48.31 sq m)

28 GREEN STREET CAMBRIDGE CB2 3JX SHOP TO LET

In Brief

- Close to Bill's, Open Air and Jigsaw
- Well fitted out
- Corner location
- Possession March 2019
- New lease

Location

Situated within Cambridge's central retail area, Green Street forms a link between the busy shopping routes of Trinity Street and Sidney Street. Its attractive historical surroundings have drawn a wide mix of national and independent retailers including **Jigsaw, Open Air, Bill's Café, Harriet's Tearooms** and **Moshulu**.

Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

Rental Guide

£32,500 per annum exclusive of business rates and VAT and subject to upward only review every 5th year.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

RV 2017	£27,500
UBR	48p

However, interested parties are advised to make their own enquiries of the City Council (01223 457705).

Legal Costs

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

EPC

Available on request.



Accommodation

The premises are arranged over basement and ground floors with the following approximate dimensions and areas:

Internal width (max)	15 ft 6 ins	4.72 m
Shop depth	47 ft 2 ins	13.33 m
Ground Floor sales	616 sq ft	57.23 sq m
Basement Storage	536 sq ft	49.79 sq m

There is a WC at ground floor and kitchenette facilities in the basement.

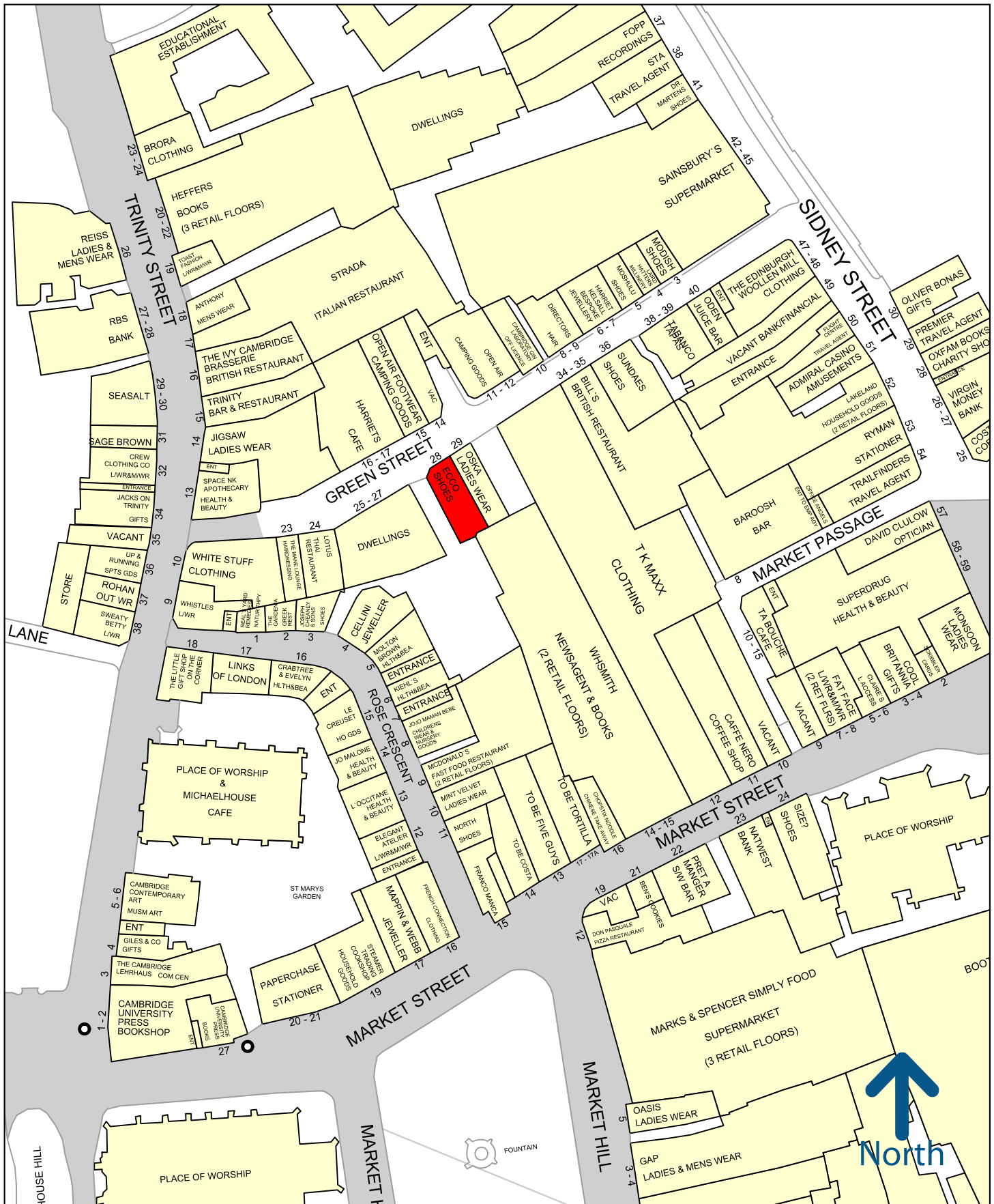
Enquiries

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