

TO LET - GROUND FLOOR RETAIL UNIT

67 Bridge Street

Cambridge



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The shop is located in a prominent position on Bridge Street, situated in a parade of shops known as the 'Triangle site' on one of the main tourist routes into the city centre. The shop is approximately 2-3 minutes walk from Cambridge market square, the River Cam/Quayside and Cambridge Park Street multi storey car park.

Nearby occupiers on Bridge Street include Patisserie Valerie, Hardy's Sweet Shop, Scruffs hairdressers and a number of other smaller independent occupiers.

Accommodation

The property provides the following accommodation measured on a net internal area basis:

Ground Floor Retail:	905 sq ft	84.1 sq m
Total:	905 sq ft	84.1 sq m



Viewing & further information

Strictly by prior arrangement only with:

Dylan Pethard

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Rent

Available upon request.

Tenure

A new effectively full repairing and insuring lease for a term to be agreed.

Rates

Rateable Value (2023) £20,000

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The Premises currently benefits from Use Class E.

Service Charge

A service charge is administered to cover external maintenance and redecoration (excluding the shop front).

Legal Costs

Each party to be responsible for their own legal and professional costs for this transaction.

EPC

The property is rated B and valid until 2 June 2029.



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