



TO LET

27-28 Bridge Street
Cambridge
Cambridgeshire
CB2 1UJ

283.34 Sq m (3,050 Sq ft)

- Great opportunity in tourist hot spot
- Full height windows onto an enclosed rear courtyard
- Close to River Cam, central shopping and University Colleges
- Available on a new direct lease

Location

The property occupies a prominent location on Bridge Street close to Magdalene Bridge/River Cam and Quayside, in the heart of the historic centre of Cambridge. It lies within a short walk of the main retail area and close to Jesus Green, Magdalene, St Johns, Trinity and Sidney Sussex Colleges. This is a prime destination for visitors to the city and nearby operators include Cote, Prezzo, and Las Iguanas, together with a number of good independent cafes, bars and restaurants such as Fitzbillies, Cambridge Wine Merchants and Café Foy.

Description

The property comprises a ground floor restaurant with an enclosed rear courtyard with external seating. Outside pavement seating on Bridge St is available via separate licence from the local authority.

Accommodation

The property has the following approximate floor areas:
Total ground floor area: 3,050 sqft (283.34 sqm)

Planning

The property has been used as a Café and Restaurant falling under the new (from 01/09/20) Class E (Commercial, Business and Service). Formerly the property would have fallen within Class A3.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457 200.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a Rateable Value of £77,500, therefore rates payable for 2024/25 will be in the region of £38,672.50. Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 706.

Service Charge

Full details of the building service charge are available upon request.

EPC

The property has an EPC Rating of B (46).

Terms

The property is available immediately on a new FRI lease for a term to be agreed. Rental offers in excess of £110,000 per annum are invited.

Legal Costs

Each party to bear their own legal and professional fees.

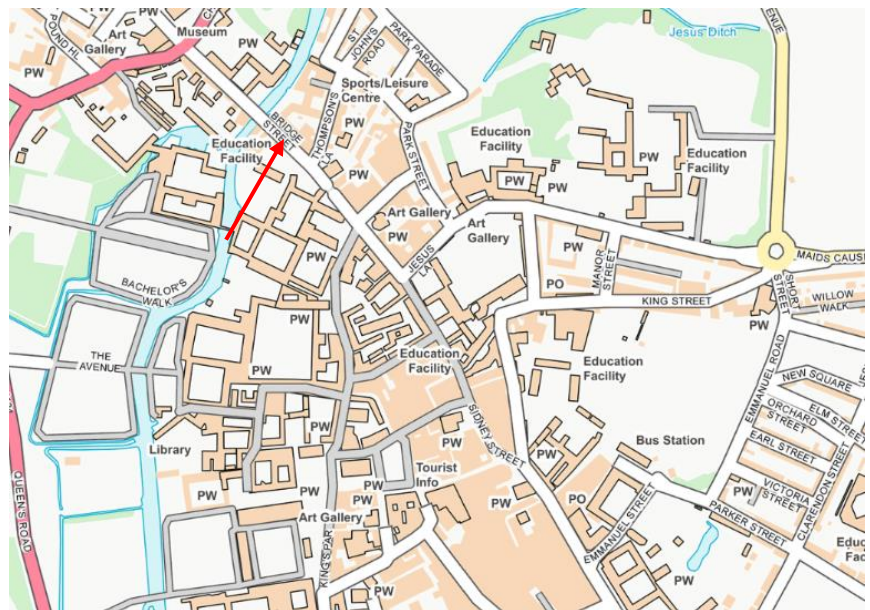
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Edward Dodson or Freddie Wootton

Tel: 01223 271 943

Email: edward.dodson@cheffins.co.uk
freddie.wootton@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.