



## Retail

Ground Floor                      777 sq ft      (72.18 sq m)

### In Brief

- Prime location close to Penhaligon's, Clarins, John Lewis and Caffe Nero
- Rear entrance into John Lewis
- Well fitted
- New lease

**23 ST ANDREWS STREET  
CAMBRIDGE  
CB2 3AX  
SHOP TO LET**

### Location

The property is situated on one of the busiest stretches of St Andrews Street between the entrances to **Grand Arcade** and **John Lewis**.

Other occupiers in the immediate vicinity include **Penhaligon's**, **Caffe Nero**, **Ted Baker** and **Espresso Library**.

### Lease

The property is available on a new internal repairing and insuring lease outside the Landlord and Tenant Act 1954 for a term of years to be agreed,

### Rental Guide

£45,000 per annum, exclusive of business rates, service charge and VAT.

### Service Charge

Currently £4,000 per annum (index linked) covering the repair and maintenance of the structure and common parts.

### Business Rates

The property has no separate rating assessment as it forms part of the John Lewis store.

The landlord therefore reserves the right to charge a proportionate part of the rates payable on that store.

### EPC

Further details available on request



### Legal Costs

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

### Accommodation

The premises are arranged over ground floor only with the following approximate dimensions/areas:

Internal width (max)	16 ft 5 in	5.00 m
Shop depth	53 ft 10 in	16.41 m
Ground Floor	777 sq ft	72.18 sq m

There are no WC facilities but use will be permitted of the customer toilets within the John Lewis store adjoining into which there is direct access from the rear of the shop.

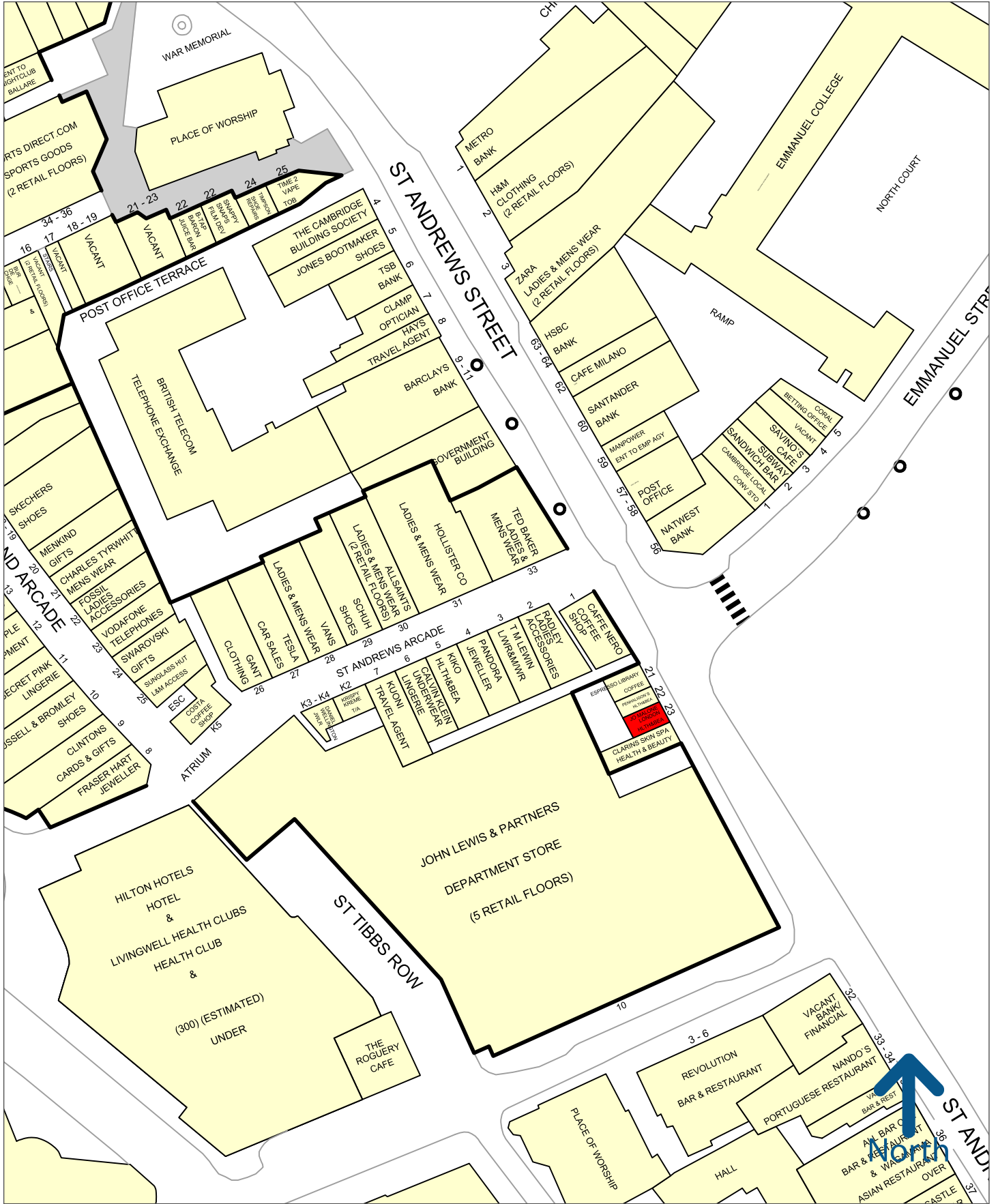
### Enquiries and Viewings

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50 metres

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