

RETAIL / RESTAURANT OPPORTUNITY

From 125 sq m / 1,340 sq ft to 285 sq m / 3,060 sq ft
TO LET ON A NEW LEASE(S)



**3-7 Victoria Avenue
Cambridge, CB4 1EG**

- Situated on Mitcham's Corner, on the corner of Chesterton Road and Victoria Avenue
- Highly visible with an extraordinarily long display frontage, in popular area of the City
- Ground floor area suitable for Class E retail/business/restaurant/ etc
- Open plan space ready for a new occupiers fit-out
- Available as a whole or in two separate units
- Annual Rent for the whole—£60,000 exclusive or £39,500 for Area 1 & £28,500 for Area 2
- Immediately available

3-7 Victoria Avenue, Cambridge, CB4 1EG

LOCATION

The property lies approximately half a mile north of the historic city centre and just north of the River Cam at the centre of the gyratory intersection of Chesterton Road, Victoria Avenue, Victoria Road and Milton Road, well known as the Mitcham's Corner area.

There has been substantial new residential development in this busy part of the city, which is well-served by convenience stores, banks, shops, restaurants & pubs, including two Co-ops, Lloyds bank, The Waterman Public House, Restaurant 22, The Boathouse and the recently re-opened Tivoli.

This busy and growing neighbourhood shopping & residential area owes its name to Charles Mitcham, who owned a draper's shop on the corner of Chesterton Road and Victoria Avenue from the early-to-mid 20th century. This property is the original CN Mitcham's menswear shop and has an extraordinary shop frontage totalling approximately 40 metres.

DESCRIPTION

The property comprises a primarily single storey retail shop situated on the highly visible corner of Chesterton Road and Victoria Avenue. The property is of traditional brick construction with a flat asphalt covered roof behind parapet walls, interspersed with substantial roof lights.

Internally, the space is largely open plan and rectangular in shape.

ACCOMMODATION

Area 1	1,740 sq ft
Area 2	1,320 sq ft
Total	3,060 sq ft

TERMS

The property is available either as a whole at £60,000 per annum exclusive or as two separate units with Area 1, £39,500 and £28,500 for Area 2.

LEASE

A new lease on effectively full repairing and insuring terms for a period of years to be agreed, subject to appropriate rent review provisions.

USE

The property has an open Class E Business consent, so has consent for a wide range of uses, such as retail, office, restaurant, gym etc. Interested parties are advised to make their own enquires to the planning department at the City Council

BUSINESS RATES

To be reassessed. The previous rateable value which included the shop/retail area on the left hand side of the property was £32,000 making rates payable £15,968. We therefore expect the rateable value to be in the order of £20,000. Interested parties are advised to make their own enquires to the Business Rates department at the City Council.

LEGAL COSTS

Each party to bear its own legal costs

EPC

The property has an EPC rating and score of E (121).

POSSESSION

Immediate upon completion of legal formalities.



Chesterton Road Frontage



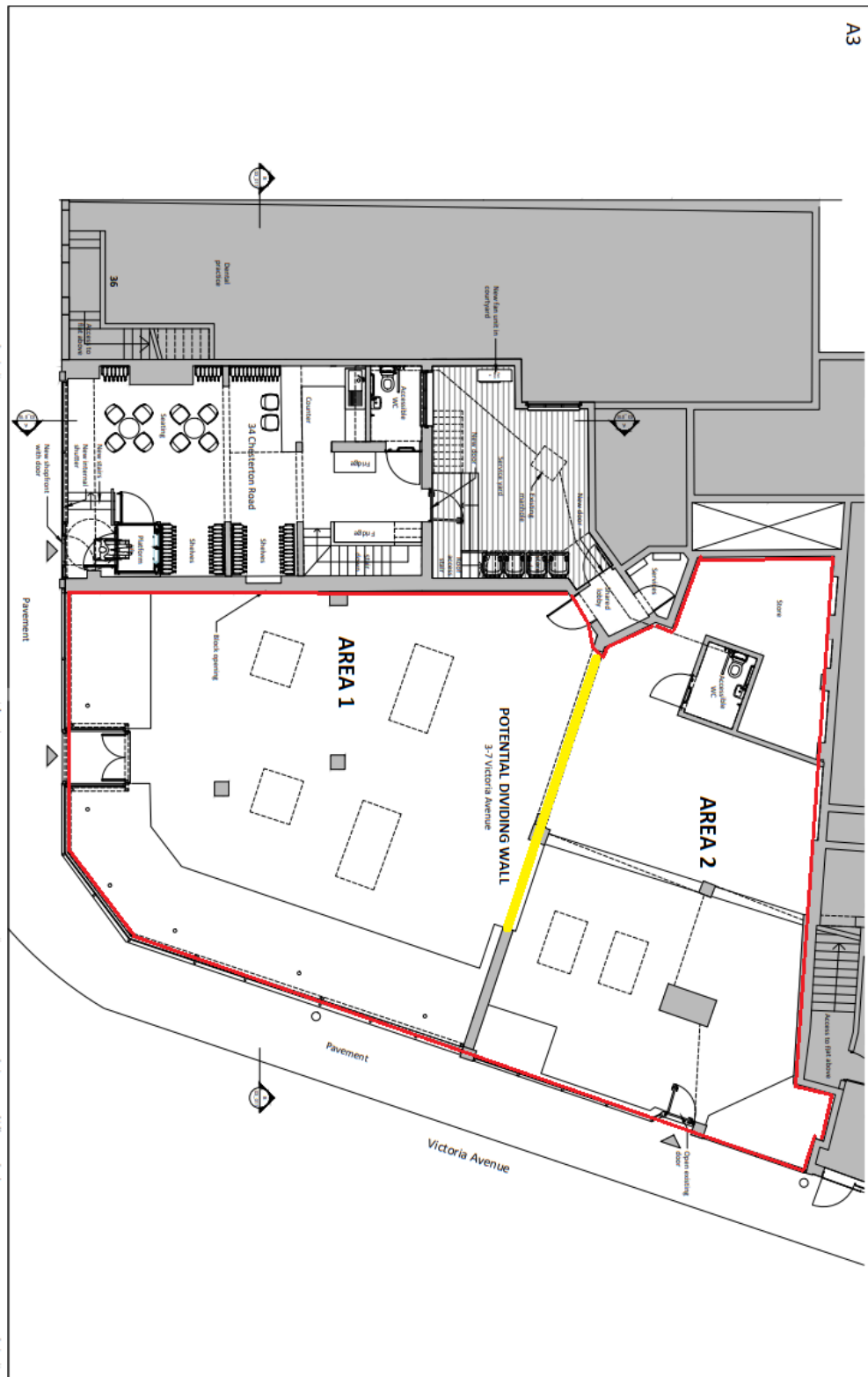
Victoria Avenue Frontage

NB The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

Contact: Steven Harvey
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NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY

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