

2 High Street

Histon

Cambridge

CB24 9LG

Prominent High Street retail premises with excellent frontage, and a strong position within one of Cambridge's most sought-after villages.

639 sq ft

TO RENT



Location

Histon is a thriving and affluent village located approximately 3 miles north of Cambridge city centre, benefiting from excellent road connections via the A14 and M11, as well as convenient access to Cambridge North Railway Station. The property occupies a prominent position on Histon's vibrant High Street, a well-established retail destination home to a diverse mix of independent retailers, cafés, restaurants and professional services.

Description

The accommodation comprises a well-presented open-plan retail unit finished to a good standard, providing a bright and inviting sales environment with suspended ceilings incorporating recessed LED lighting, attractive wood-effect flooring and excellent natural light from the glazed shop frontage.

The flexible layout allows for a variety of merchandising configurations and is suitable for a range of retail, boutique, lifestyle, beauty or professional service uses. Ancillary accommodation, including staff and storage facilities, is provided to the rear.

Quoting Terms

The property is available to let either by assignment of an existing lease or new lease to be agreed.

Use

The property benefits from an E Class use.



Accommodation

	sq ft	sq m
Total	639	59.37

Price / Rates and Charges

Rent (per annum exclusive)	£18,000
Business Rates Payable	£5,978
Estate Service Charge	N/A
VAT	Not Applicable
EPC	D (79)

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

N.B. 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.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

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