



# 39-41 Petty Cury

Cambridge CB2 3NB

## PRIME LEASE FOR SALE

### Property Highlights

- Prime location
- Highly prominent corner unit
- Strong footfall of circa 12,500 per day

### Description

The property was built in the late 19<sup>th</sup> century and benefits from a large return frontage. The retail demise consists of the ground and upper floors.

### Location

The property is located on the corner of pedestrianised Petty Cury and Market Hill, nearby to the entrance of Lion Yard and Grand Arcade. Nearby occupiers include Yo Sushi, The Body Shop, Tesco Express, Accessorize, Superdry, F Hinds, Moss, Timberland and Lululemon.

### Rent

£300,000 per annum

### VAT

All figures are quoted exclusive of VAT, if applicable.

### Accommodation

Approximate net internal areas.

Ground Floor Retail:	1,660 sq ft	154.2 sq m
First Floor Retail:	957 sq ft	88.9 sq m
Second Floor Retail:	973 sq ft	90.4 sq m
Third floor Retail:	482 sq ft	44.8 sq m

**Total: 4,072 sq ft 378.3 sq m**

(Interested parties are advised to verify these areas on site by prior appointment.)

### Tenure

Available by way of a new lease outside Section II of the Landlord & Tenant Act 1954.

Subject to vacant possession.

### Business Rates

Rateable Value	£185,000 per annum
Rates Payable (25/26)	£106,375 per annum

(Interested parties should make their own enquiries with Cambridge City Council.)

Viewing **IS STRICTLY BY PRIOR APPOINTMENT** through agents Newmark

Subject to contract.

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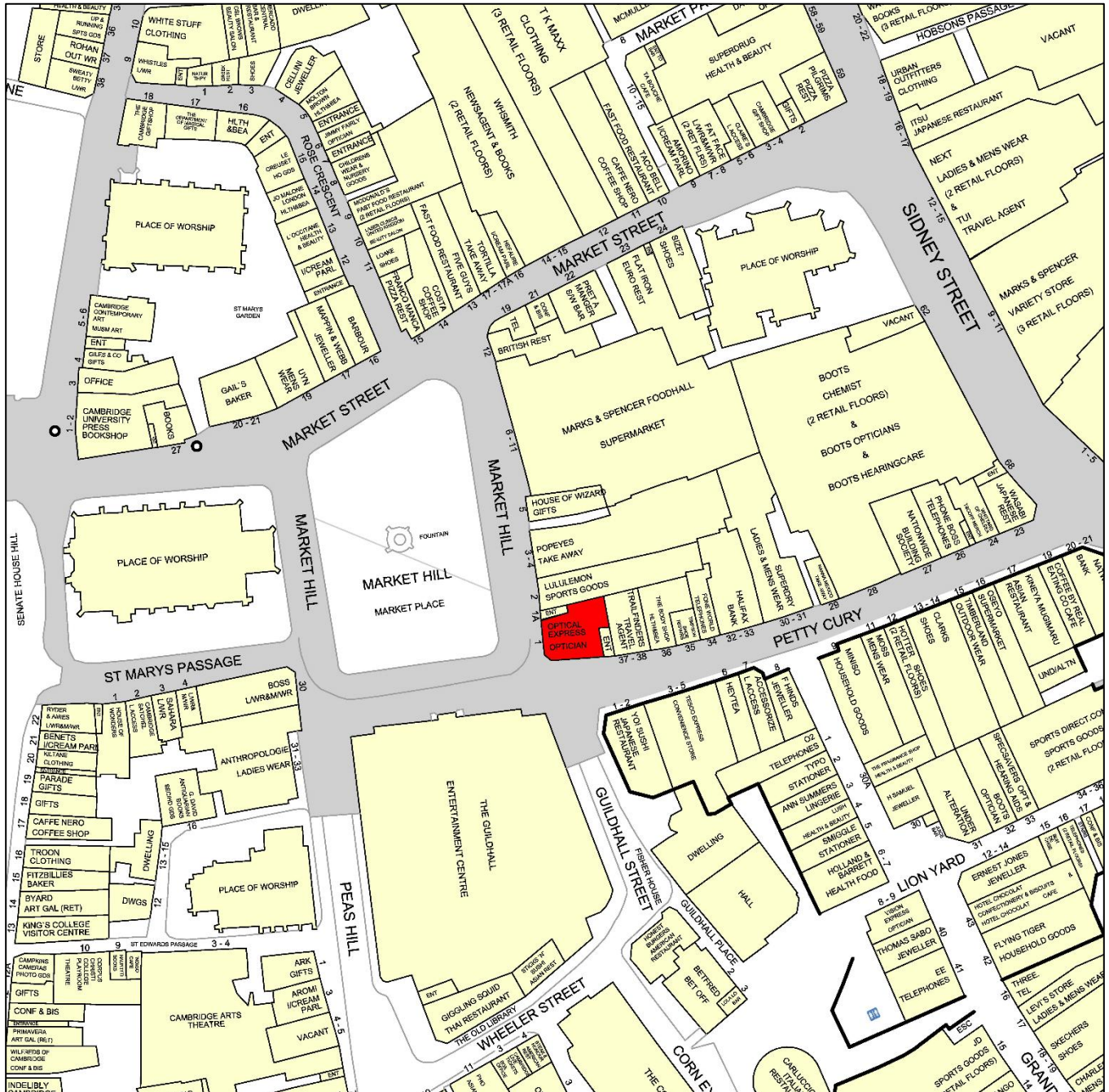
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## EPIC

Full Energy Performance Certificate available upon request.

## Location Map



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