



RETAIL SHOP TO LET

294B MILL ROAD, CAMBRIDGE, CB1 3NL

- 322 sq ft
- Excellent location on busy road
- New lease available from 11 November 2026

£12,000 per annum

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LOCATION

The property is located on Mill Road, in the Romsey Town area of Cambridge. It is a busy location, with a high resident population and home to a large number of independent businesses. Nearby is the Romsey Mill, Co-Op funeral care and the Cambridge Central Mosque.

DESCRIPTION

The property comprises a small retail shop with fully glazed frontage and small kitchenette.

ACCOMMODATION

The shop extends to 322 sq ft.

SERVICES

Mains water, electric and sewerage is available. All interested parties are to make their own enquiries.

TOWN AND COUNTRY PLANNING

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

BUSINESS RATES

Rates payable for 2026/27 will be £10,250.

Interested parties are advised to make their own enquiries of Cambridge City Council.

LEASE TERMS

The property is available from 11 November 2026 subject to a fully repairing and insuring lease for a rent of £12,000 per annum exclusive of all outgoings.

EPC

The property has an EPC rating of D.

VAT

Not applicable.

LEGAL COSTS

Each party is to bear its own costs.

VIEWING AND FURTHER INFORMATION

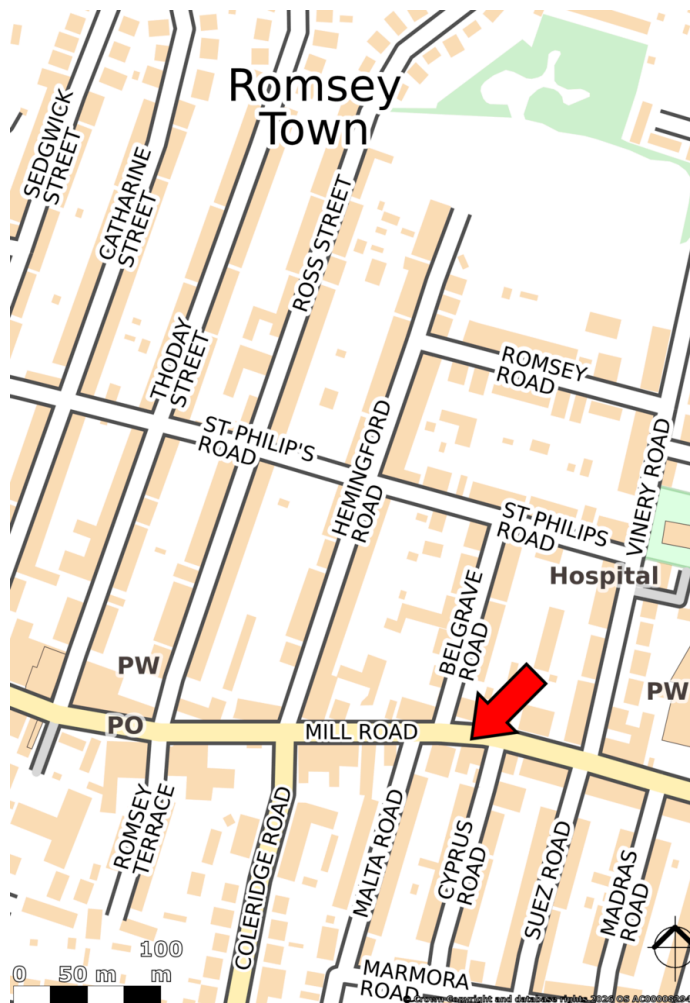
For further information or to arrange a viewing please contact:

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