



Location

The property occupies a prominent position one of Cambridge's most established retail and tourist thoroughfares. It has a diverse mix of national and independent retailers nearby. Surrounding occupiers include Cotswold Outdoor, Mountain Warehouse, Seven Wolves, Soho Fine Art Cambridge, and Catherine Jones Jewellery, alongside a wide range of cafés, restaurants and specialist retailers. Nearby food and beverage operators include Jack's Gelato, Sushi Co and Crepeaffaire.

Accommodation

Ground Floor Sales	579 sq ft	53.81 sq m
Total	579 sq ft	53.81 sq m

Lease

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

Rent

On application.

Rates

Rateable Value	£23,250 (2026)
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Interested parties are advised to make their own enquiries of the City Council.

Legal Costs

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

VAT

The property is elected for VAT.

Energy Performance Certificate

The property currently has an energy rating B (34). Full details available on request.

Contact

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