

**LOCK-UP SHOP WITH LOADING & PARKING**  
Approx 1,744 ft<sup>2</sup> (162 m<sup>2</sup>)  
**TO BE LET ON A NEW LEASE**



**187 Histon Road  
Cambridge CB4 3HL**

- Busy retail parade fronting arterial road
- Serves densely populated neighbouring areas
- Customer parking, staff parking and rear loading
- Nearby occupiers include Machine Mart, Co-Op, Aldi and Iceland
- Immediately available
- Not suitable for independent take away food uses

# 187 Histon Road, Cambridge CB4 3HL

## LOCATION

The shop is located approximately 1 mile north west of Cambridge City centre fronting Histon Road which is the main arterial road into the City centre from the Histon interchange on the A14 approximately 1 mile to the north.

## DESCRIPTION

A substantial lock-up shop unit forming part of a terrace of similar retail units all benefitting from customer parking to the frontage as well as parking in the rear service yard accessed from Windsor Road. The unit has been vacated by the former occupier, McColl's, with all shop fittings removed in preparation for a new tenant to fit out.

## ACCOMMODATION

Assuming the removal of an existing partition wall the accommodation comprises the following approximate floor areas:-

	Ft <sup>2</sup>	M <sup>2</sup>
Sales area	1,435	133.7
Storage area	309	28.7
Total	1,744	162.4

Internal width approx 23 ft 11 ins.  
Internal depth approx 76 ft 8 ins.

## USE

The premises previous use fell within Class A1 of the Use Classes Order now subsumed by Class E. Consent will not be given to uses felt not to be in the overall best interests of the parade.

## BUSINESS RATES

The VOA website shows a rateable value of £25,000 which at a multiplier of 0.499 indicates payable rates of £12,475 for the year 2023/24.

All interested parties should check these figures by contacting the Local Authority. The Local Authority will also advise if transitional relief is available.

## 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.

## RENT

£43,000 per annum exclusive payable quarterly in advance by banker's standing order.

## EPC

TBC.

## 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.

## VIEWING AND FURTHER INFORMATION

Contact: Steven Harvey  
DD: 01223-346192  
Email: sjh@robinsonlayer.co.uk

**Robinson Layer**  
11 Signet Court, Cambridge, CB5 8LA  
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