



30a Fitzroy Street, Cambridge
CB1 1EW

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Cambridge, CB1 1EW



Agreement

To Let



Detail

Retail



Rent

£35,000 per annum
exclusive



Size

114 sq m (1,548 sq ft)



Location

Cambridge, CB1 1EW



Property ID

For Viewing & All Other Enquiries Please Contact:



Ben Green

MSc MRICS

Director

M: 07825 309599

E: Ben.Green@eddisons.com



Guy Cubitt

Surveyor

M: 07483 513071

E: Guy.Cubitt@eddisons.com

Property

The property comprises a self-contained retail unit arranged over ground and first floors. The ground floor provides a clear and functional sales area offering an efficient trading layout suitable for a range of retail or service uses. The first floor offers useful ancillary accommodation, suitable for storage, office use, and staff facilities.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	79	845
First floor	65	703
Total NIA	144	1,548

Energy Performance Certificate

Rating: C (70) valid until May 2034.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge Council
Description: Shop and Premises
Rateable value: £40,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of an assignment of the current lease which has an approximate 8 year term remaining with a tenant only break clause falling on 8th July 2029.

A new lease may be available by agreement.

Rent

£35,000 per annum exclusive.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on Fitzroy Street, a well-established and popular retail pitch in central Cambridge, immediately adjacent to the Grafton Centre. Fitzroy Street links The Grafton Centre with the city centre and therefore benefits from a high level of footfall. Fitzroy Street supports a mix of national and independent retailers, creating a busy and active trading environment. The location provides strong connectivity to the wider city centre.

Cambridge Railway Station is located approximately 1.2 miles to the south-east (around a 20–25 minute walk or short cycle), providing regular direct services to London King's Cross and other major destinations. The area is also well-served by a number of local bus routes operating along East Road and Newmarket Road, offering frequent connections across Cambridge and to the wider region.





