

HIGH STREET LOCK UP SHOP

Around 42.3 m² (455 ft²)

TO BE LET ON A NEW LEASE



12 High Street, Fulbourn, Cambridge CB21 5DH

- On street parking to frontage
- 1 parking space to rear of shop
- Rear access for loading/unloading
- Not available for café/takeaway uses
- New lease to be agreed

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LOCATION

Fulbourn is an attractive village some 5 miles or so east of central Cambridge with good local road links to both the A11 and A14 dual carriageways.

The 2011 census shows the Parish of Fulbourn to have a population of around 4,673.

The property is located in the High Street, which supports a useful range of local shops and offices as well as providing on-street car parking.

DESCRIPTION

A purpose built lock up shop in this attractive and affluent village High Street. The shop benefits from 1 car parking space in the rear yard which also provides the opportunity for loading and unloading into the back of the shop.

ACCOMMODATION

Net internal area approx 42.3 m² (455 ft²)

LEASE

A new internal repairing and decorating lease to be granted for a period of years to be agreed to incorporate appropriate rent review provisions. The lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

EPC

Band C - 56.

DEPOSIT

The tenant to pay a deposit of at least 3 months' rent as security against the performance of all their covenants within the lease.

RENT

Offers invited in the region of £8,750 per annum exclusive payable quarterly in advance by banker's standing order.

INSURANCE

The Landlord will insure the building (but not the contents) and recover a fair proportion of the premium from the tenant.

RATES

The VOA website shows a rateable value of £5,700 and therefore those qualifying for small business relief would pay no business rates on this property. All interested parties are advised to check the situation with the Local Authority.

LEGAL COSTS

Each party to pay their own costs.

POSSESSION

Immediate upon completion of legal formalities.

NB 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 & FURTHER INFORMATION

Contact Jonathan Lager at Robinson Layer
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For expert help on commercial property matters please contact Jonathan Lager, Mark Robinson, or Peter Layer on 01223 300966 or visit robinsonlayer.co.uk

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PROPERTY MANAGEMENT

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