



## Retail

Ground Floor	616 sq ft	(63.36 sq m)
Basement	536 sq ft	(48.31 sq m)

# 28 GREEN STREET CAMBRIDGE CB2 3JX SHOP TO LET

## In Brief

- Close to Bill's, Open Air and Jigsaw
- Well fitted out
- Corner location
- Possession March 2019
- New lease

### Location

Situated within Cambridge's central retail area, Green Street forms a link between the busy shopping routes of Trinity Street and Sidney Street. Its attractive historical surroundings have drawn a wide mix of national and independent retailers including **Jigsaw, Open Air, Bill's Café, Harriet's Tearooms** and **Moshulu**.

### Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

### Rental Guide

£32,500 per annum exclusive of business rates and VAT and subject to upward only review every 5<sup>th</sup> year.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

RV 2017	£27,500
UBR	48p

However, interested parties are advised to make their own enquiries of the City Council (01223 457705).

### Legal Costs

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

### EPC

Available on request.



### Accommodation

The premises are arranged over basement and ground floors with the following approximate dimensions and areas:

Internal width (max)	15 ft 6 ins	4.72 m
Shop depth	47 ft 2 ins	13.33 m
Ground Floor sales	616 sq ft	57.23 sq m
Basement Storage	536 sq ft	49.79 sq m

There is a WC at ground floor and kitchenette facilities in the basement.

### Enquiries

Barry Woodhouse or Jack Hesketh KLM Retail  
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