



Ground Floor 554 sq ft (51.47 sq m)

In Brief

- Busy retail location
- Adjoining Cotswold Outdoor and Catherine Jones jewellers
- New lease

**8 BRIDGE STREET
CAMBRIDGE, CB2 1UA
SHOP TO LET**

Location

The property is located within Cambridge's historic core on the busy retail thoroughfare of Bridge Street immediately adjoining **Cotswold Outdoor** and **Catherine Jones Jewellers**.

The location benefits from a wide mix of national and independent retailers including **Patisserie Valerie**, **Seven Wolves**, **Lilac Rose** and **Hockney Gallery**.

Lease

The premises are available on a new full repairing and insuring lease **outside** the Landlord and Tenant Act for a term to be agreed.

Rental Guide

£22,500 per annum exclusive of business rates and VAT subject to a 5th year upward only reviews,

Business Rates

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

RV 2017	£27,250
UBR	49.9p

The property currently benefits from a nil rates liability until 1 April 2021, but interested parties are advised to check with the City Council (01223 457705).

Legal Costs

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

EPC

The property is Listed but a report is available on request.



Accommodation

The premises are arranged on ground floor only with the following approximate dimensions and areas:

Internal width	13 ft 6 ins	4.10 m
Shop depth	29 ft 4 ins	8.96 m
Ground Floor sales	398 sq ft	36.98 sq m
Storage	128 sq ft	11.89 sq m
Kitchenette	28 sq ft	2.60 sq m

There are WC facilities and pedestrian access at the rear.

Enquiries

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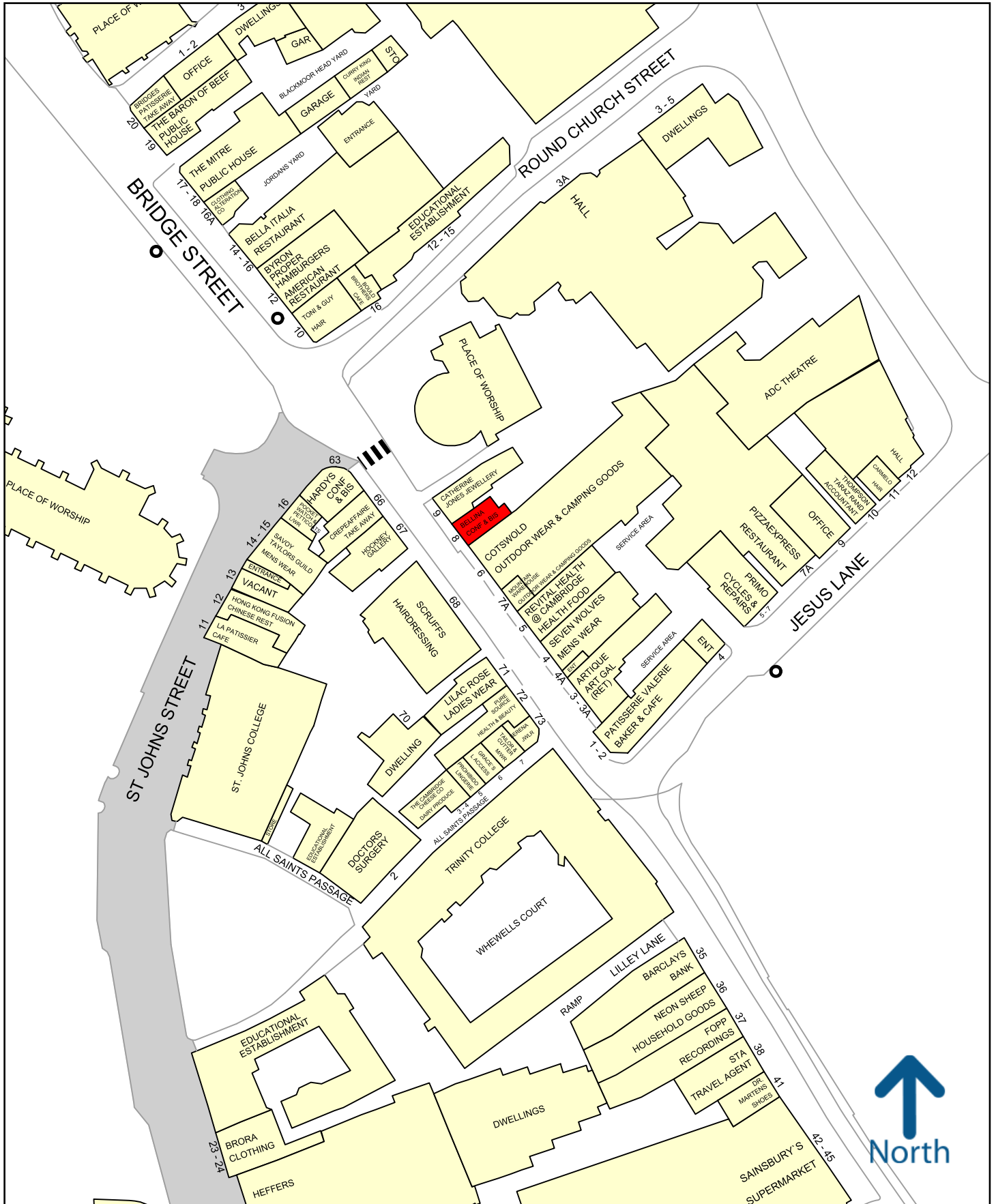
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50 metres

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