



Ground Floor 2,570 sq ft (238.76 sq m)  
First Floor 708 sq ft (65.77 sq m)

## 20 – 21 THE GRAFTON CAMBRIDGE CB1 1PS PRIME SHOP TO LET

### In Brief

- £28m upgrade
- New restaurant quarter
- New stores for Decathlon, H&M, The Entertainer and Costa
- New 18,000 sq ft Pure Gym under construction
- 1,150 car spaces

### The Grafton

The 500,000 sq ft shopping centre is owned by Legal & General who are undertaking a major refurbishment which is nearing completion.

This includes the development of a new restaurant quarter at first floor level adjoining Vue Cinema and the new stores for **H&M** and **Decathlon**, both now trading.

Existing anchor stores in the scheme include the **Debenhams**, **Next** and **Boots** and the centre has **1,150 car parking spaces**.

### Location

The unit is situated opposite **New Look** and **Debenhams** and adjoining **Yours** and **Three**.

### Accommodation

The premises are arranged on ground and first floors with the following approximate dimensions/areas:

|                |             |             |
|----------------|-------------|-------------|
| Internal Width | 38 ft 9 in  | 11.81 m     |
| Shop Depth     | 68 ft 2 in  | 20.78 m     |
| Ground Floor   | 2,570 sq ft | 238.76 sq m |
| First Floor    | 708 sq ft   | 65.77 sq m  |

### Lease

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

### Rental

£160,000 per annum, exclusive of business rates and VAT.

### Service Charge

The estimated service charge for the current year is £33,516.



### EPC

The property has an energy rating D (86). The full report is available on request.

### Business Rates

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

|           |         |
|-----------|---------|
| RV (2017) | £83,000 |
| UBR       | 47.9p   |

However, interested parties are advised to make their own enquiries of the City Council (01223 457705) particularly with regard to transitional arrangements under the 2017 RV.

### Legal Costs

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

### Enquiries

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