



Ground Floor 1,990 sq ft (184.87 sq m)

31A 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 to the rear of the mall opposite the first floor escalators and close to **The Entertainer**, **H&M** and **Clarks**.

Accommodation

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

Internal Width	22 ft 3 in	6.81 m
Shop Depth	71 ft 6 in	21.84 m
Ground Floor	1,990 sq ft	184.87 sq m

Lease

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

Rental

£120,000 per annum, exclusive of business rates and VAT.

Service Charge

The estimated service charge for the current year is £19,010.



EPC

The property has an energy rating E (101). The full report is available on request.

Business Rates

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

RV (2017)	£57,000
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

Barry Woodhouse
01223 559511
barry.woodhouse@bidwells.co.uk
or
James Lankfer
01223 558559
james.lankfer@bidwells.co.uk

Or our joint agents BNP Paribas, London.

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