



Retail

Ground Floor	1,177 sq ft	(109.35 sq m)
Basement Sales/Stock	1,374 sq ft	(127.65 sq m)

Also Available as Two Units

In Brief

- Prime central location
- Grade II Listed Building
- Frontage to the Market Square
- Close to **Mappin & Webb, Paperchase, Marks & Spencer** and **Franco Manca**

**18-19 MARKET HILL
CAMBRIDGE
CB2 3NR
PRIME SHOP TO LET**

Location

The premises occupy a prominent central location enjoying a double frontage to Market Hill. Nearby retailers include **Mappin & Webb**, **Franco Manca**, **Paperchase** and **Marks & Spencer**.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rental Guide

£105,000 per annum exclusive of business rates and VAT, payable quarterly in advance and subject to upward review at the end of every 5th year.

Business Rates

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

RV 2017	£108,000
UBR	49.3p

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

Details available on request



Accommodation

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

Built Frontage	41 ft 9 ins	12.73 m
Shop Depth	33 ft 2 ins	10.10 m
Ground Floor	1,177 sq ft	109.35 q m
Basement sales/stock	1,374 sq ft	127.64 sq m

There are rear servicing, staff and WC facilities at basement level.

Subdivision

The property originally comprised two units of approximately 600 sq ft at ground floor and basement and can be re-instated accordingly. Further details and rents are available on request.

Enquiries and Viewings

Barry Woodhouse
01223 559511
barry.woodhouse@bidwells.co.uk

Jack Hesketh KLM Retail
020 7317 3731
jhesketh@klmretail.com

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection

