



Retail

Ground Floor 575 sq ft (53.45sq m)
Basement 679 sq ft (63.12sq m)

In Brief

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

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

Location

The premises occupy a prominent central location fronting Market Hill and the market adjoining **Mappin & Webb** and **Paperchase** and close to **Rituals**. Other nearby occupiers include **Jo Malone**, **Jo Jo Maman** and **Franco Manca**.

Lease

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

Rental Guide

£60,000 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

Following subdivision from 18 Market Hill the property will need to be re-assessed for rating purposes.

Interested parties can 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:

Frontage	20 ft	6.10 m
Shop Depth	33 ft 2 ins	10.10 m
Ground Floor	575 sq ft	53.45 sq m
Basement	679 sq ft	63.12 sq m

There are rear servicing and WC facilities at basement level.

Enquiries and Viewings

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