



Ground Floor 4,648 sq ft (432 sq m)

30 – 30A THE GRAFTON CAMBRIDGE CB1 1PS PRIME SHOP TO LET

In Brief

- £28m upgrade
- New restaurant quarter
- New stores for Decathlon, River Island, The Entertainer and Gail's Bakery.
- 18,000 sq ft Pure Gym
- 1,150 car spaces

The Grafton

The 500,000 sq ft shopping centre is owned by Legal & General who have undertaken a £28.5m refurbishment to provide a full retail and leisure offer.

This includes the development of a new restaurant quarter at first floor level adjoining Vue Cinema for occupiers such as **Amelie**, **Chi**, **Burger Priest** and **Skewer** and new stores for **H&M** and **Decathlon**.

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 adjacent to **H&M** and opposite the new **La Piazza** mall café.

Accommodation

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

Internal Width	55 ft 3 in	16.85 m
Shop Depth	65 ft 5 in	19.94 m
Ground Floor	4,648 sq ft	432 sq m

Lease

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

Rental

Upon application

Service Charge

The estimated service charge for the current year is £44,556.



EPC

The property has an energy rating C (68). 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)	£132,000
Rates Payable	£87,193

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

James Lankfer
01223 559558
james.lankfer@bidwells.co.uk

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

Jack Lewsley
01223 559486
jack.lewsley@bidwells.co.uk

Or our joint agents BNP Paribas, London.

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

