



2 New Retail Units
Unit 1 – Sainsburys – Now open
Unit 2 – 68.80 sq m / 741.0 sq ft
Unit 3 – 72.27sqm / 778.05 sq ft

CAMBRIDGE TRUMPINGTON MEADOWS RETAIL UNITS AVAILABLE TO LET

In Brief

- Located in a new residential district adjacent to primary school
- Units ready for fitting out immediately
- Suitable for retail/office/medical uses only
- Close to Park & Ride
- Close to John Lewis Click & Collect Point

Location

Trumpington Meadows is an award-winning neighbourhood by Barratt Homes, with a collection of one to four bedroom homes surrounded by a country park. There are 1,200 new homes set in 155 acres of open space and it is just 3 miles from the Centre of Cambridge.

Further information regarding Trumpington Meadows can be found at www.trumpingtonmeadows.co.uk or Barratt Homes – Trumpington Meadows.

There is a Park and Ride close by which is also an interchange for the Guided Bus Way which provides a direct, fast connection to Cambridge Railway Station. Mainline Station is at Great Shelford less than 3 miles away.

The M11 is close, providing easy access to London and the wider UK motorway network.

The building is adjacent to the Primary School and close to John Lewis Click & Collect point.

Description

The retail units are located in the centre of the development and are arranged on ground floor only. There is 40 flats above. The building will front a new hard landscaped area with customer car parking.

Specification

The shops units will be handed over in a shell specification with capped off services. The cost and installation of the shop front will be the incoming tenant's responsibility. Further details upon request.

Planning

The property has the benefit of A1 (retail), A2 (Financial and professional (services) and D1 (clinic, dentist) uses within the Use Classes Order.

Hot food catering uses will not be considered, although a café in Unit 3 could be.

Accommodation

The units will comprise the following approximate gross internal areas.

| | sq ft | sq m |
|--------|-------|-----------------------|
| Unit 1 | | Sainsburys – Now open |
| Unit 2 | 741.0 | 68.80 |
| Unit 3 | 778.0 | 72.27 |



Terms

The unit is available on all effective full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

Unit 2 £17,500 per annum exclusive

Unit 3 £18,750 per annum exclusive

Exclusive of VAT, business rates and service charge.

Business Rates

To be assessed upon completion of the works.

Service Charge

There will be a service charge to cover insurance, maintenance and repairs of communal areas, further details on request.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Value Added Tax

All figures exclusive of VAT.

EPC

Further information upon request.

Postcode

CB2 9AY

Enquiries via Sole Agents:

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

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

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