



SOUTH WEST ELEVATION
(FRONT)

Retail/Restaurant

Ground Floor NIA	902.01 sq. ft. (83.80 sq. m)
Basement NIA	953.68 sq. ft. (88.60 sq. m)
Total NIA	1,855.69 sq. ft. (172.40 sq. m)

Available from Summer 2023.

In Brief

- **Prominent** corner location.
- **Newly redeveloped** restaurant unit.
- **Available** on a **new lease**.
- Situated close to **Apple, KPMG, Microsoft, Mills & Reeve** and **Amazon**.
- Adjacent to **Smokeworks** and **Norfolk Street Bakery**
- Planning Use **Class E(b)**.

1 STATION ROAD/59 HILLS ROAD, CAMBRIDGE, CB2 1NT RESTAURANT TO LET



Location

The property is situated on Hills Road which acts as an arterial network to the city centre and major transport links. **Cambridge Railway Station** is close by. The unit enjoys a prominent corner position, and the area boasts high footfall and an active office market which includes occupiers such as **Microsoft, Apple, and WeWork.**

The location also has a vibrant mix of independent retailers, restaurants and High Street names including **Tesco Express, Smokeworks, and Norfolk Street Bakery.**

Lease

The property is available on a new effectively full repairing and insuring Lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£45,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Business Rates

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

Rateable Value 2023 To be Assessed

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property is to be assessed for an energy rating. Full details available on request.

Accommodation

The premises are arranged on ground floor and basement with the following approximate areas:

Ground floor NIA	902.01 sq. ft. (83.80 sq. m)
Basement NIA	953.68 sq. ft. (88.60 sq. m)
Total NIA	1,855.69 sq. ft. (172.40 sq. m)

Measurements based off floor plans.

Shared cycle store to be available on site.

WC facilities on ground floor and basement.

Enquiries and Viewings

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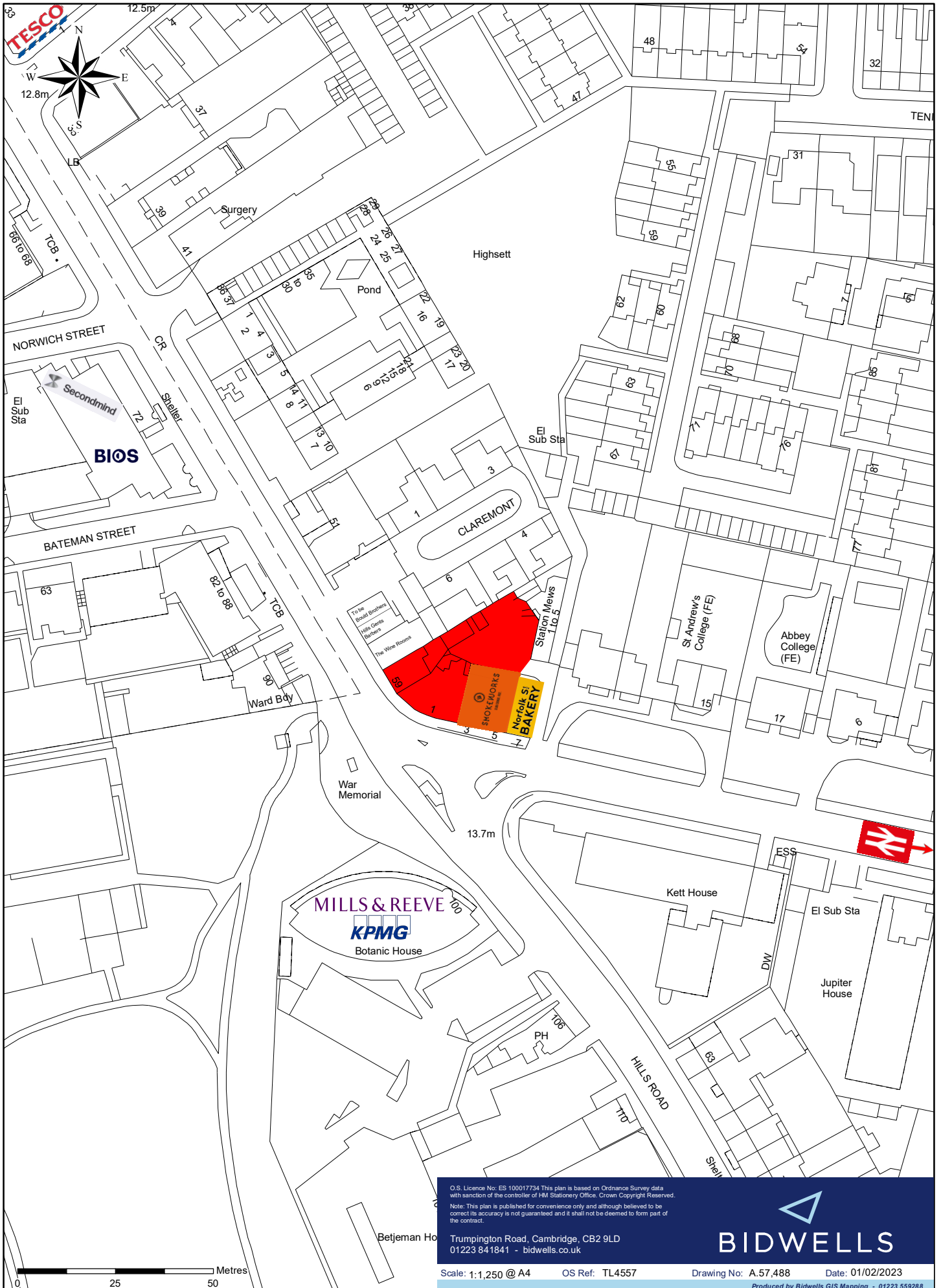


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1 Station Road, Cambridge, CB2 1NT



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