



Retail

Ground Floor	4,785 sq ft	(444.5 sq m)
First Floor	6,048 sq ft	(561.9 sq m)
TOTAL	10,833 sq ft	(1,006.4 sq m)

12-14 FITZROY STREET, CAMBRIDGE, CB1 1EW SHOP TO LET

In Brief

- On busy pedestrianised street, close to **The Grafton**
- Adjacent to **Greggs** and **Waitrose**
- Busy **student area**
- Temporary letting available
- New Lease

Location

The property occupies a prominent corner location within this busy pedestrianised street which leads to The **Grafton** shopping centre. Nearby occupiers include **Primark**, **Waitrose**, **Wilko's** and well-known food and beverage operators like **Patisserie Valerie** and **Caffe Nero**. It is close to Grafton West car park.

Lease

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rental Guide

£150,000 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 £116,000

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries of the City Council.

Service Charge

£20,000 service charge is applicable.

EPC

Energy rating E (full details are available on request).

Legal Costs

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



Accommodation

The premises are arranged over ground and first floor with the following approximate dimensions/areas:

Internal width (including corridor)	40 ft 1 in	(12.25 m)
Internal width shop	32 ft	(9.75 m)
Average shop depth	88 ft 11 in	(27.1 m)
Built depth	116 ft 5 in	(35.5 m)
Ground Floor	4,785 sq ft	(278.70 sq m)
First Floor	6,048 sq ft	(72.92 sq m)

The unit benefits from toilet facilities on the first floor.

Enquiries and Viewings

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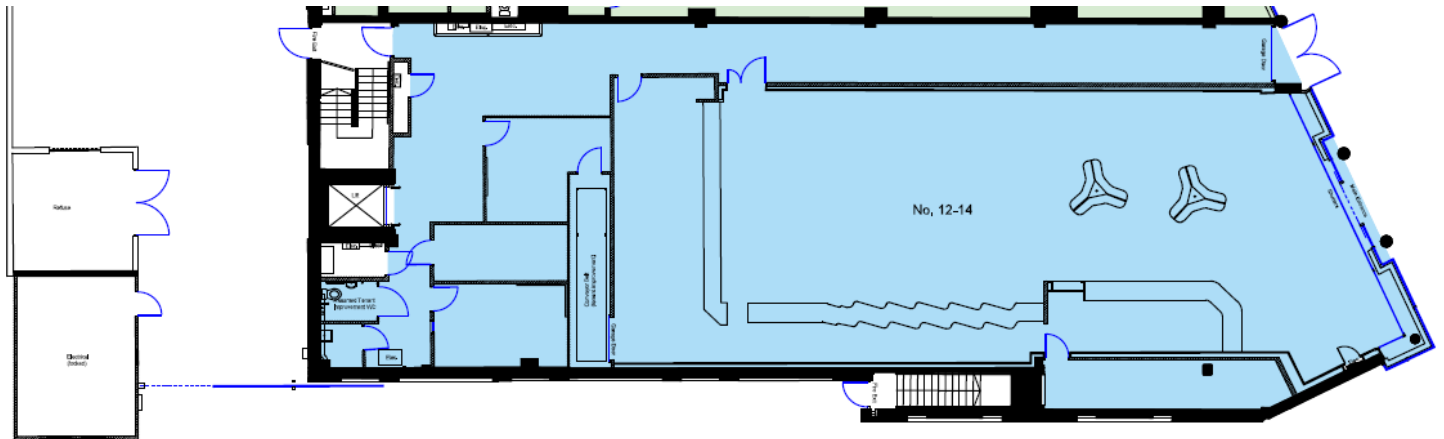
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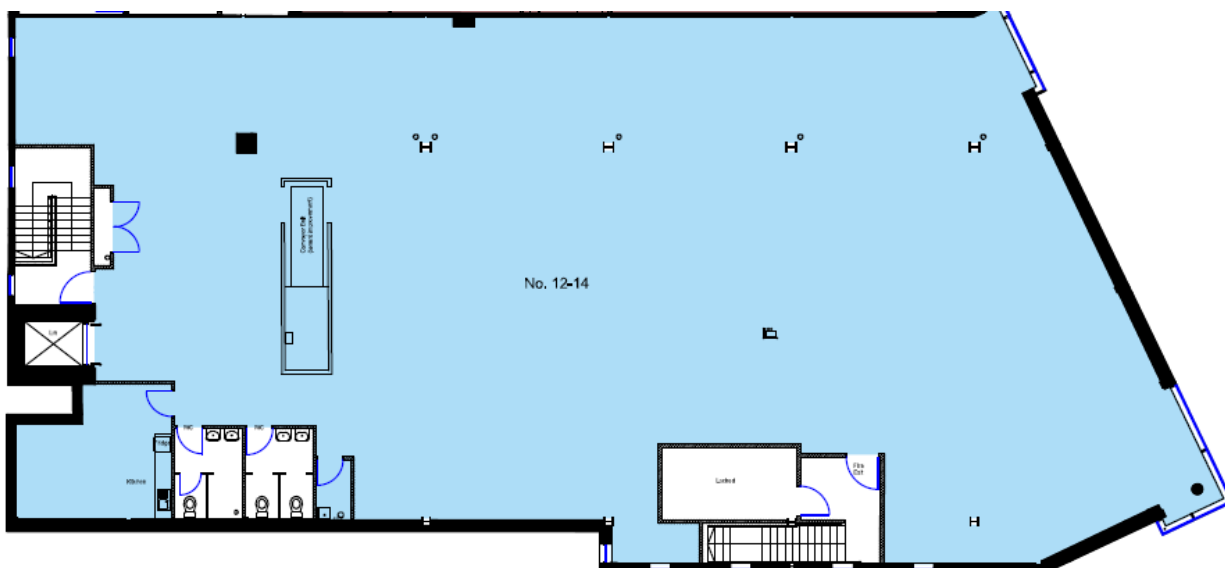
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Plans



Ground Level



First Level

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