



Ground Floor 2,570 sq ft (238.76 sq m)
First Floor 708 sq ft (65.77 sq m)

20 – 21 THE GRAFTON CAMBRIDGE CB1 1PS PRIME SHOP TO LET

In Brief

- £28m upgrade
- New restaurant quarter
- New stores for Decathlon, H&M, The Entertainer and Costa
- New 18,000 sq ft Pure Gym under construction
- 1,150 car spaces

The Grafton

The 500,000 sq ft shopping centre is owned by Legal & General who are undertaking a major refurbishment which is nearing completion.

This includes the development of a new restaurant quarter at first floor level adjoining Vue Cinema and the new stores for **H&M** and **Decathlon**, both now trading.

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 opposite **New Look** and **Debenhams** and adjoining **Yours** and **Three**.

Accommodation

The premises are arranged on ground and first floors with the following approximate dimensions/areas:

Internal Width	38 ft 9 in	11.81 m
Shop Depth	68 ft 2 in	20.78 m
Ground Floor	2,570 sq ft	238.76 sq m
First Floor	708 sq ft	65.77 sq m

Lease

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

Rental

£160,000 per annum, exclusive of business rates and VAT.

Service Charge

The estimated service charge for the current year is £33,516.



EPC

The property has an energy rating D (86). 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)	£83,000
UBR	47.9p

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

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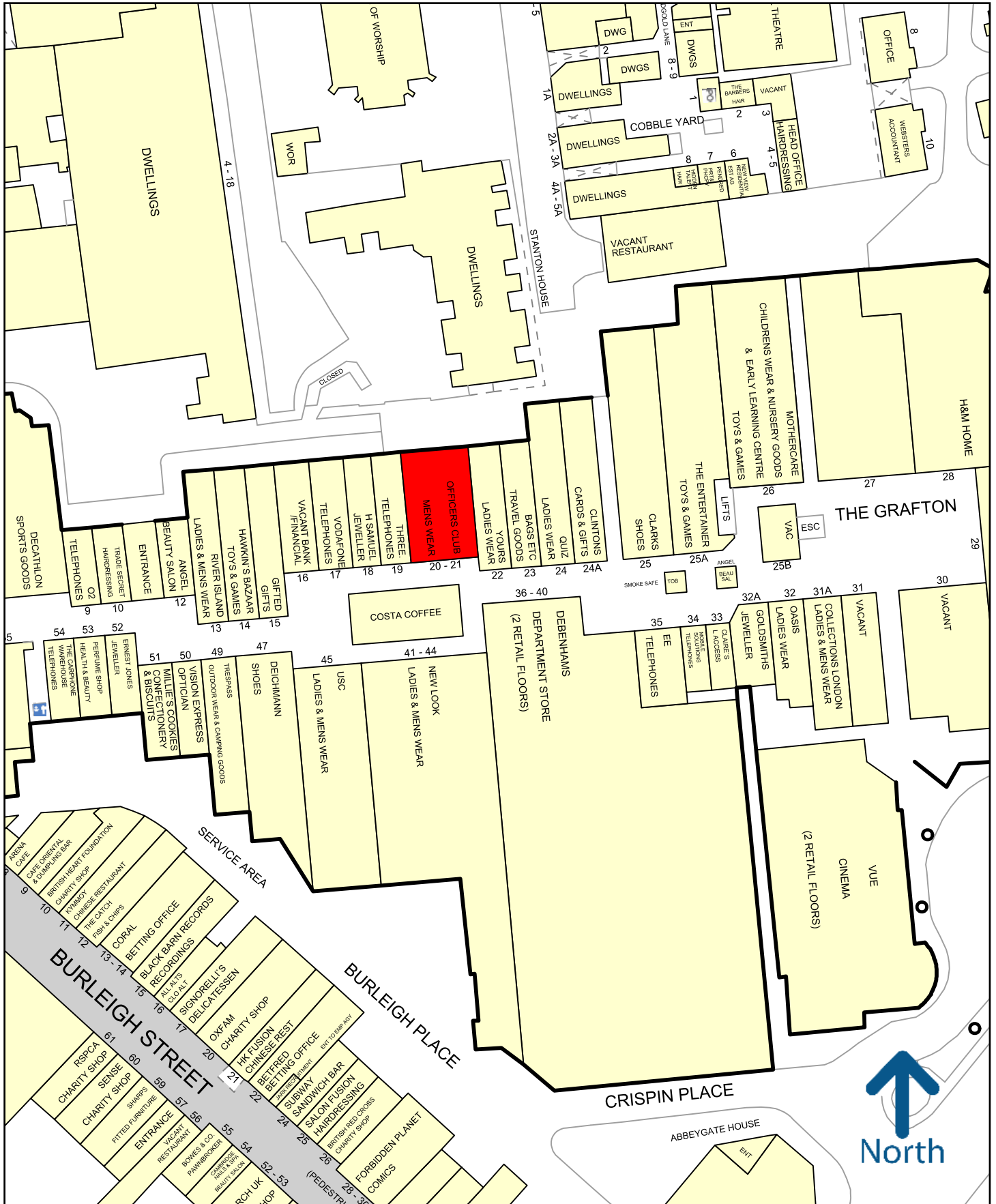
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