



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

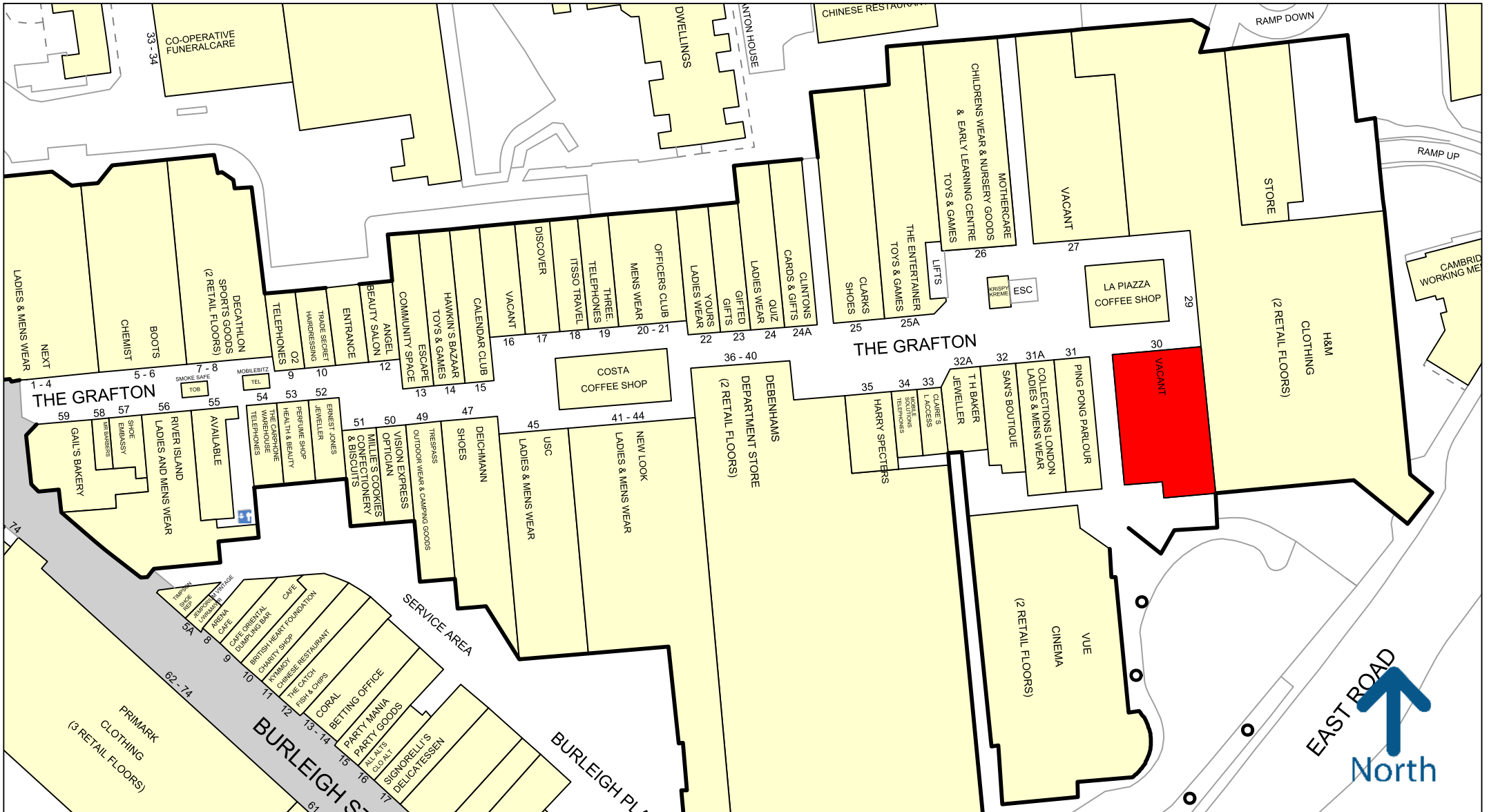
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50 metres

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