



Ground Floor 1,990 sq ft (184.87 sq m)

## 31A 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 to the rear of the mall opposite the first floor escalators and close to **The Entertainer**, **H&M** and **Clarks**.

### Accommodation

The premises are arranged on ground floor only with the following approximate dimensions/areas:

Internal Width	22 ft 3 in	6.81 m
Shop Depth	71 ft 6 in	21.84 m
Ground Floor	1,990 sq ft	184.87 sq m

### Lease

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

### Rental

£120,000 per annum, exclusive of business rates and VAT.

### Service Charge

The estimated service charge for the current year is £19,010.



### EPC

The property has an energy rating E (101). The full report is available on request.

### Business Rates

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

RV (2017)	£57,000
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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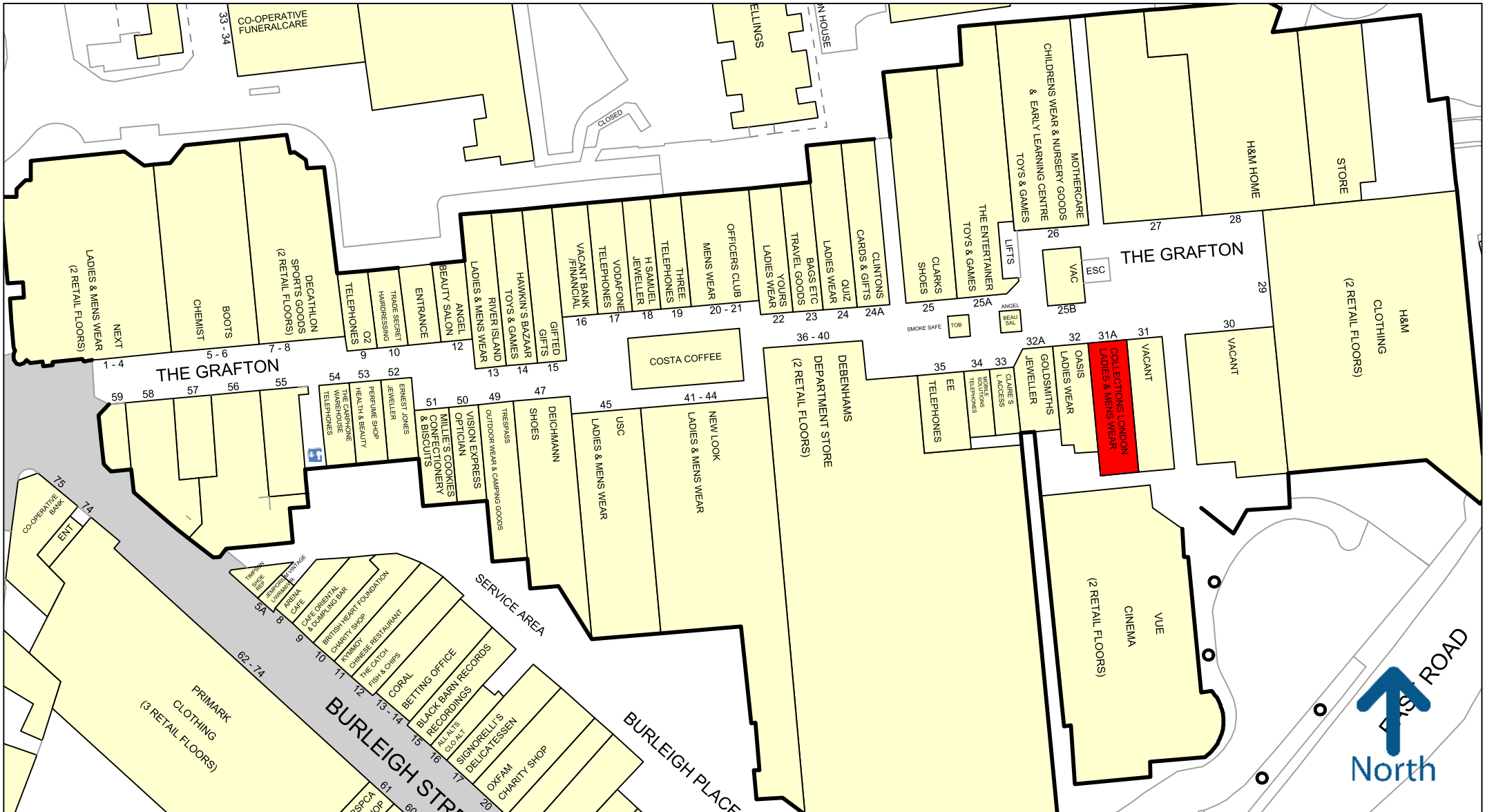
Or our joint agents BNP Paribas, London.

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50 metres

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