



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)

In Brief

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

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

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 2017 £125,000

The property currently benefits from the business rates holiday but interested parties are advised to make their own enquiries of the City Council (01223 457705).

Service Charge

£20,000 service charge is applicable.

EPC

The property has been assessed with an energy rating E. Full details available on request.

Legal Costs

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

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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)

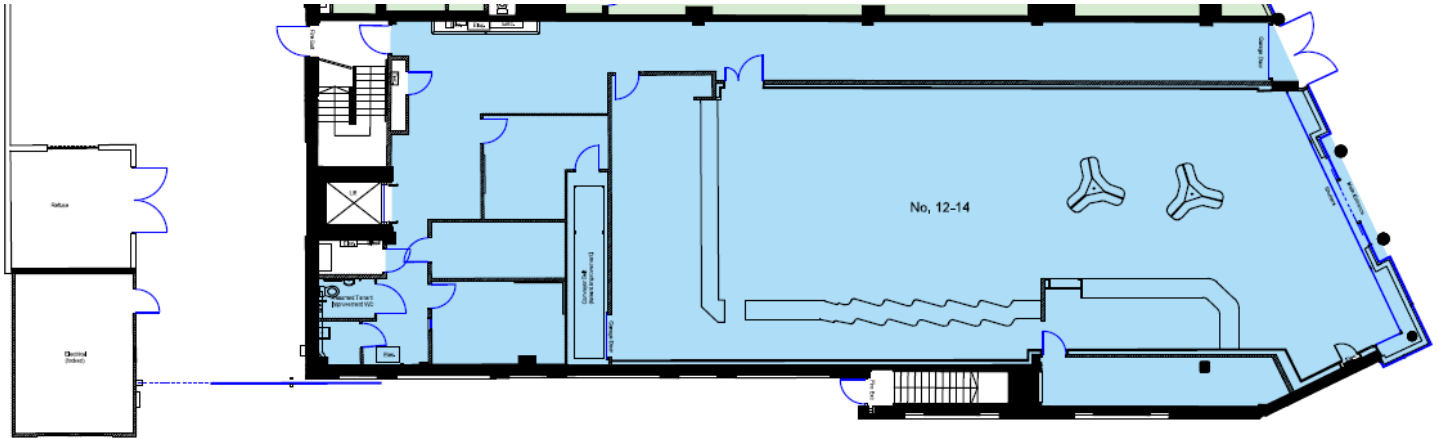
The unit benefits from toilet facilities on the first floor.

Enquiries and Viewings

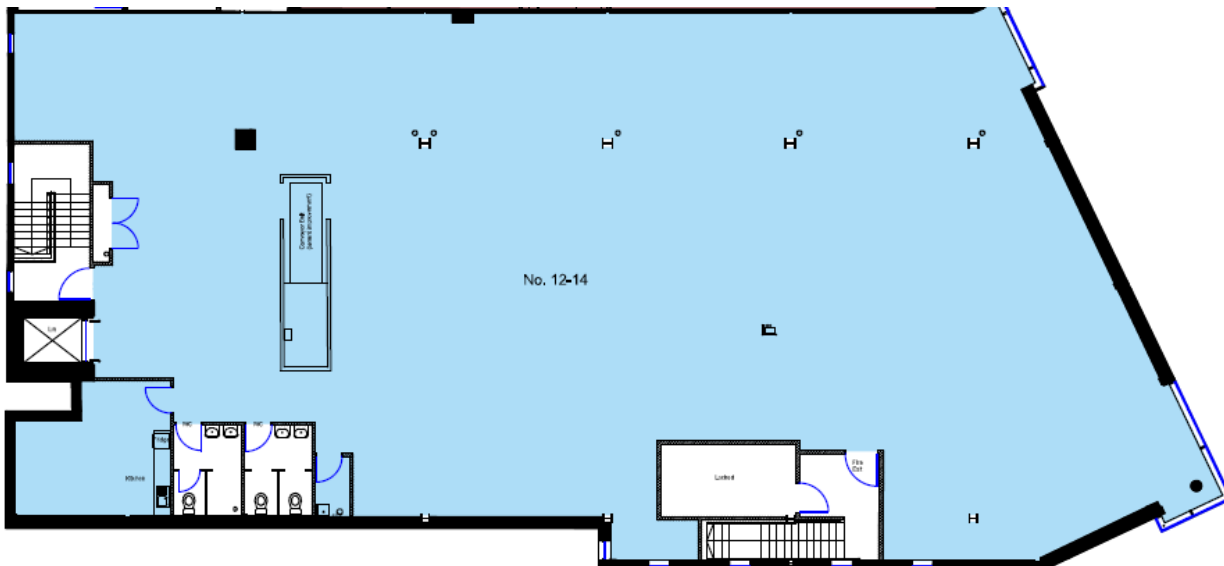
James Lankfer
01223 559558
james.lankfer@bidwells.co.uk

Barry Woodhouse
01223 559551
barry.woodhouse@bidwells.co.uk

Plans



Ground Level



First Level

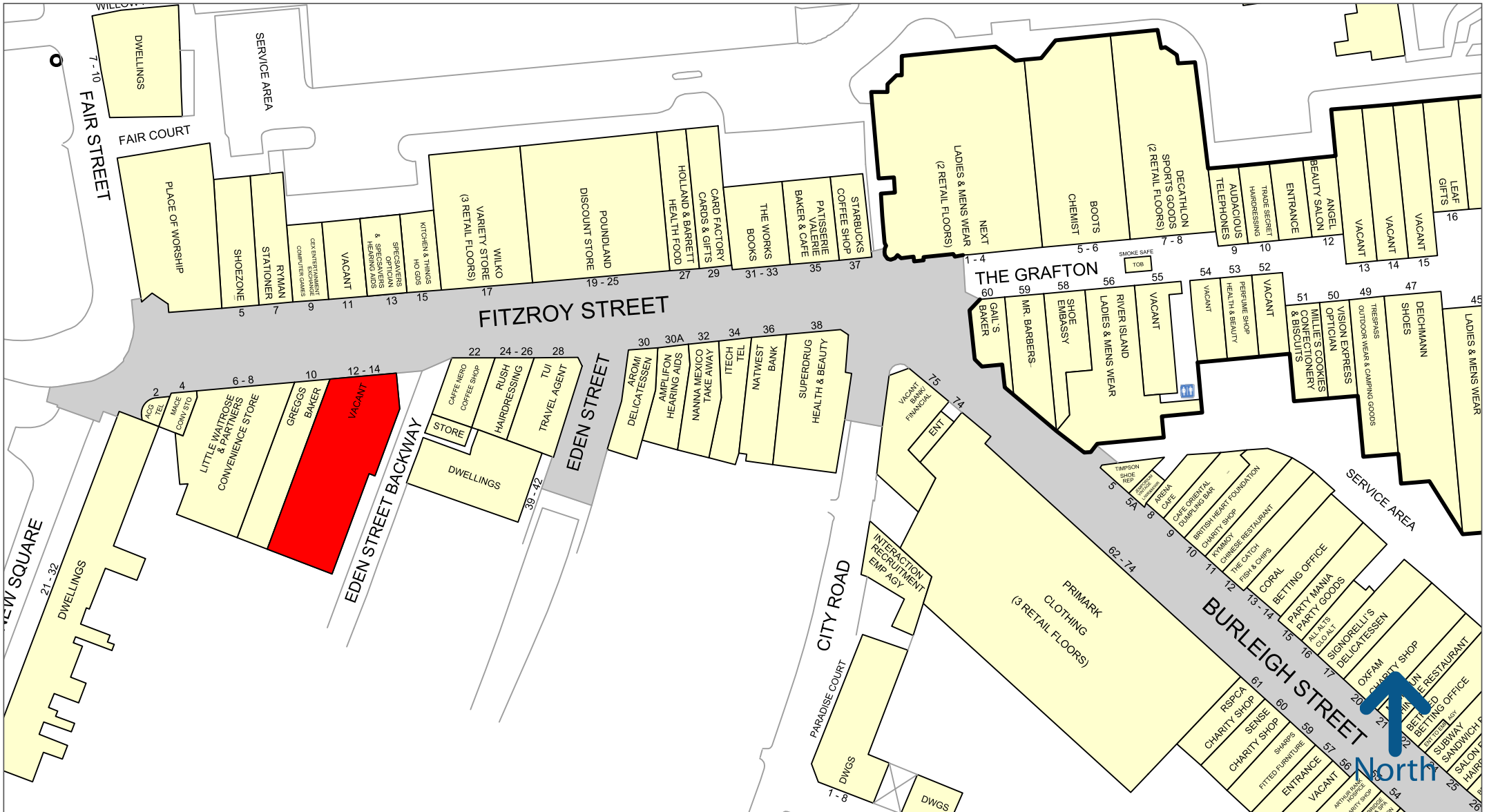
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50 metres

Experian Goad Plan Created: 29/10/2021

Created By: Bidwells



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