



BIDWELLS

01223 841 841
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Restaurant

130-cover restaurant including outdoor seating.

Ground Floor	2,624 sq ft	(243.77 sq m)
Outside Seating	277 sq ft	(25.76 sq m)
Basement	1,756 sq ft	(163.13 sq m)

In Brief

- **Immediately** available
- Former Strada **restaurant**
- Rear-loading and bin storage
- **New** lease
- Quality **retail** and **tourist** location

**17 TRINITY STREET,
CAMBRIDGE,
CB2 1TB
RESTAURANT TO LET**

Location

Trinity Street forms a natural link between the popular tourist destinations of King's College Chapel, Trinity College and Quayside.

The street is also known for the quality of its retail offer being home to **Reiss, Jigsaw, White Stuff, Space NK** and **Whistles**, as well as **Heffers Bookshop, The Ivy Brasserie** and a number of strong independent retailers.

Lease

The property is available on a new effectively full repairing and insuring lease **outside** the Landlord and Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£135,000 per annum exclusive of VAT and business rates.

Premises Licence

Current permitted opening hours:

- Sunday to Wednesday 09.30am to 00.30pm
- Thursday to Saturday 09.30am to 01.30pm

Business Rates

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

Rateable Value 2023 £109,000

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

EPC

The property has been assessed with an energy rating C. Full detail available on request.



Accommodation

The premises are arranged over ground and basement level with the following approximate dimensions/areas:

Ground Floor	2,624 sq ft	(243.77 sq m)
Outside Seating area	277sq ft	(25.76 sq m)
Basement (Kitchen/Storage)	1,756 sq ft	(163.13 sq m)

There is an accessible WC at ground level and male and female WCs at mezzanine level between ground and basement. The unit benefits from rear loading and bin storage for which there is an annual service charge payment details available upon request.

Legal Costs

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

Enquiries and Viewings

James Lankfer
01223 841841
james.lankfer@bidwells.co.uk

Matt Hallam
07442 634355
Matt.hallam@bidwells.co.uk

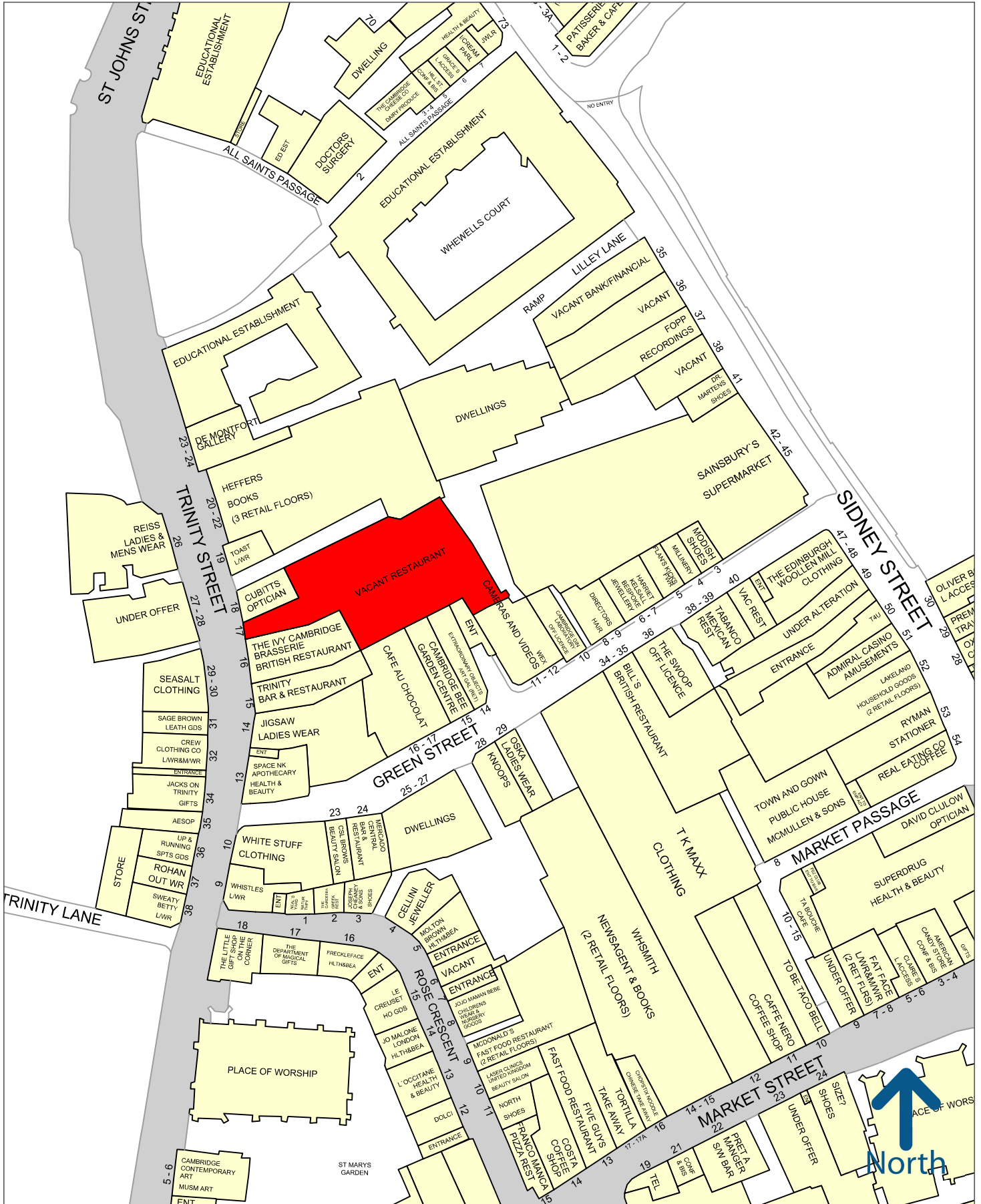
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50 metres

Experian Goad Plan Created: 20/10/2022
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