



Retail

| | | |
|--------------|-------------|---------------|
| Ground Floor | 2,059 sq ft | (191.29 sq m) |
| Basement | 1,118 sq ft | (103.86 sq m) |

In Brief

- Prime location
- Former bank
- Available on a new lease
- Close to **Sainsburys, Dr Martens** and **Fopp Records**

**35 SIDNEY STREET,
CAMBRIDGE, CB2 3HY
PRIME SHOP/CLASS E UNIT TO LET**

Location

The property is situated on the western side of Sidney Street which connects the busy tourist area of Bridge Street with the prime retail core.

The City's main food store **Sainsbury's** is a significant nearby footfall driver and other occupiers in the vicinity include **Dr Martens** and **Fopp Records**.

Lease

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

Rental Guide

£85,000 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 2023 £65,500

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

VAT

The property is to be elected for VAT.

EPC

Awaited. Full details available on request.



Legal Costs

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

Accommodation

The premises are arranged on ground floor and basement with the following approximate areas:

| | | |
|------------------------|-------------|---------------|
| Ground floor sales | 1,911 sq ft | (176.51 sq m) |
| Ground floor ancillary | 148 sq ft | (13.75 sq m) |
| Basement | 1,118 sq ft | (103.86 sq m) |

There are staff and wc facilities in the basement and the unit benefits from rear/side access.

Enquiries and Viewings

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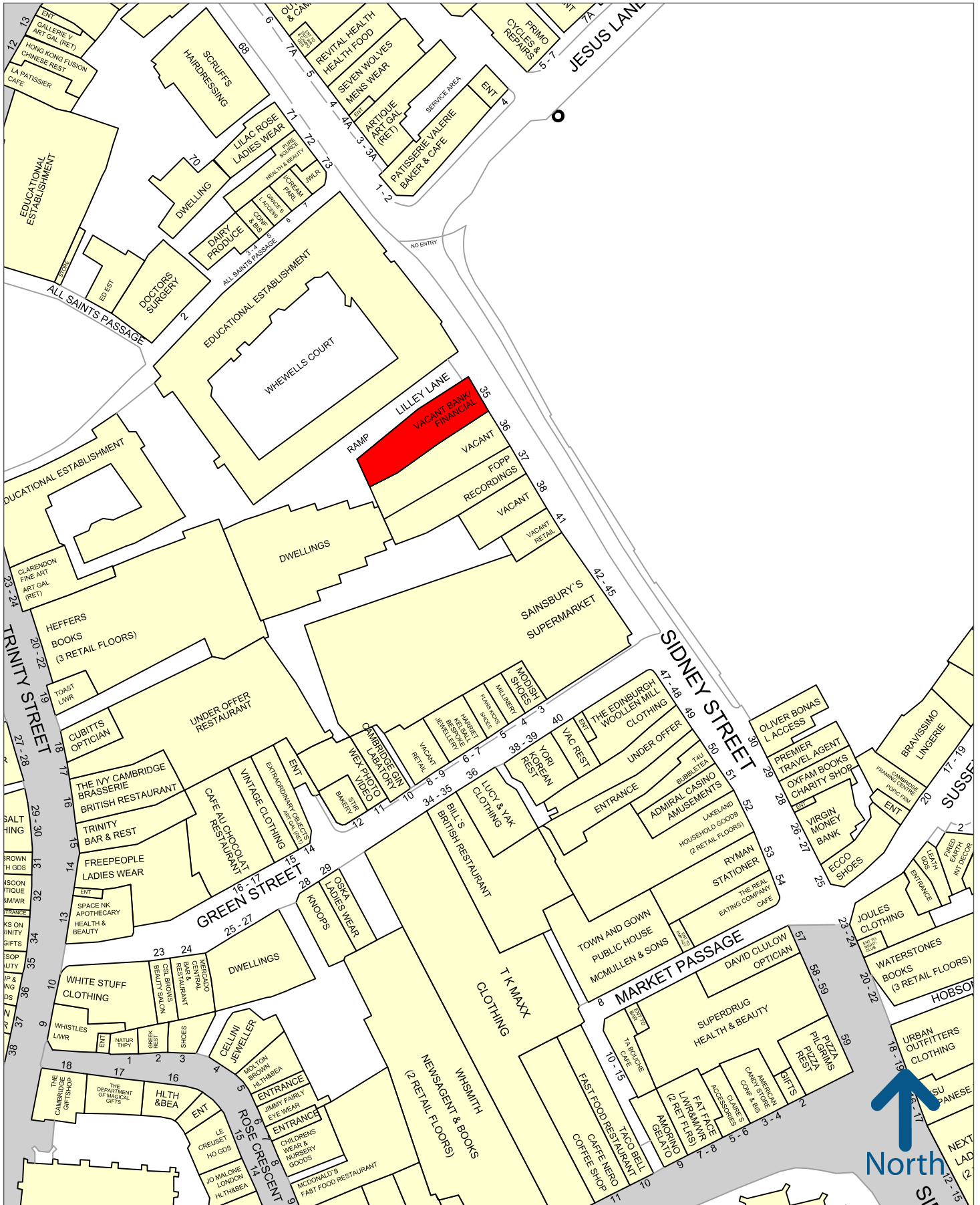
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50 metres

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