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Retail/Restaurant Space – \*total of 4,242 sq. ft. (394 sq. m)

*\*Or up to 4 units if sub-divided.*

#### In Brief

- Available from **September 2023**.
- Redevelopment by Christ's College.
- Available as a **single unit** or **sub-divided**.
- Neighbouring food offering and retailers such as **Flannels fashion, Tindall's Art & Graphics, The Locker Café, Brew House** and **Stolen**.
- **Restaurant use** permitted subject to planning conditions.
- Shell specification.

**6-18 KING STREET,  
CAMBRIDGE, CB1 1LN  
RETAIL/RESTAURANT UNITS TO LET**





A part-new and part-refurbished building comprising of retail on the ground floor and student accommodation above.

### Location

King Street is a short distance from Sidney Street and forms a link between the historic core and the Grafton Centre. The street boasts a thriving retail community with a wide mix of specialist independent retailers including **Flannels fashion, Tindall's Art & Graphics**, and food and beverage occupiers such as **The Locker Café, Brew House – pub and micro-brewery** and **Stolen gastro pub**.

### Lease

Leases will be outside the Landlord and Tenant Act 1954, Part II Sections 24-28, for a term of 10 years on full repairing, decorating and insuring basis.

### Rental Guide

Upon application depending on size and use of the shop unit.

### EPC

Further details upon request.

### Business Rates

The property will need to be assessed following the refurbishment works. Interested parties are advised to make their own enquiries to the City Council (01223 457000).

### Legal Costs

Each party is to be responsible for their own legal costs.

### Specification

The units will be handed over in a shell condition, without shop fronts. If sub-divided, the landlord will undertake the division works and separate the service supplies. However, incoming tenants will be responsible for the supply of the meters.

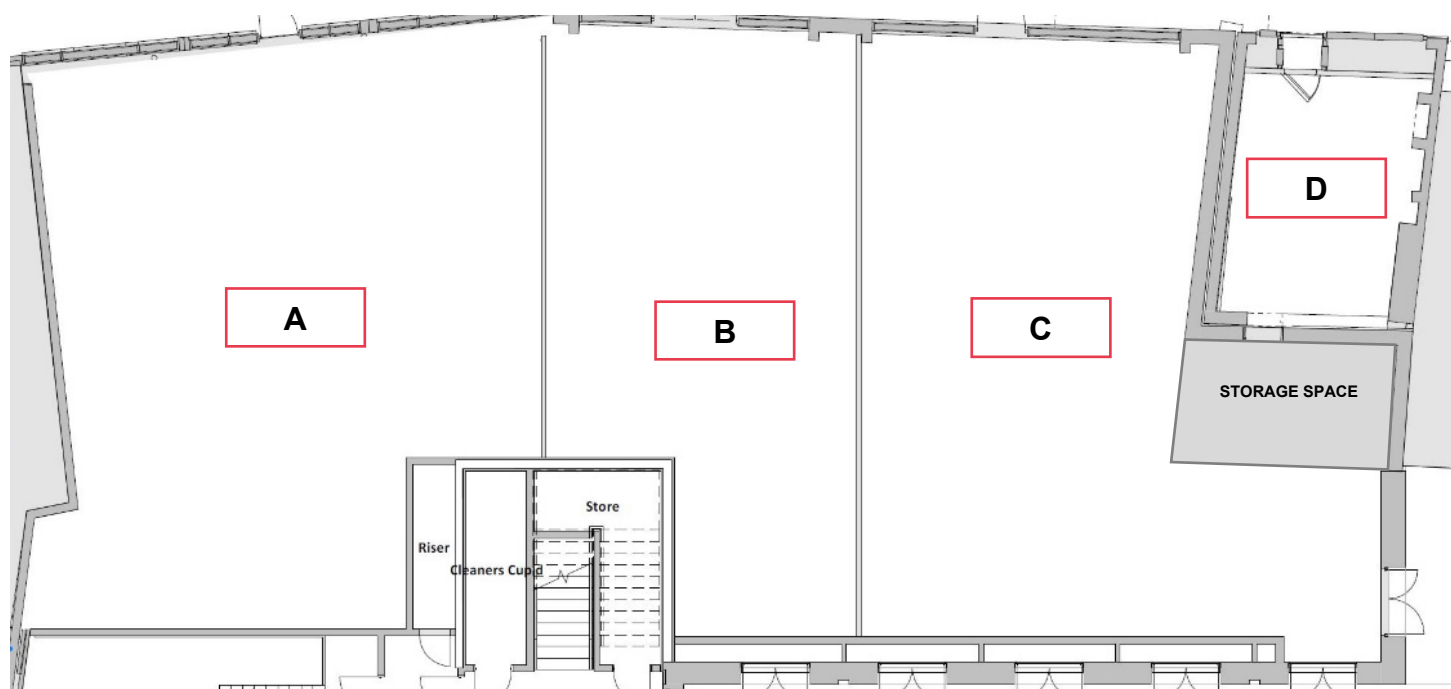
### VAT

The property is elected for VAT.

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**KING STREET - FRONTAGE**



**Accommodation**

The premises are arranged over ground floor only and have a total gross area of 4,242 sq. ft. (394 sq. m). Indicative sub-division of units taken from plans, as follows:

UNIT		DIMENSIONS		FLOOR AREA
<b>A</b>	Width	39 ft 1 in	(11.90 m)	1,566 sq. ft. (145.5 sq. m)
	Depth	44 ft 7 in	(13.60 m)	
<b>B</b>	Width	23 ft 7 in	(7.20 m)	953 sq. ft. (88.5 sq. m)
	Depth	45 ft 10 in	(13.74 m)	
<b>C</b>	Width	28 ft 4 in	(8.80 m)	1,328 sq. ft. (123.5 sq. m)
	Depth	45 ft 3 in	(13.80 m)	
<b>D</b>	Width	13 ft 1 in	(4.00 m)	237 sq. ft. (22.0 sq. m)
	Depth	18 ft 0 in	(5.50 m)	
				Rear storage 158 sq. ft. (14.5 sq. m)

**Enquiries and Viewings**

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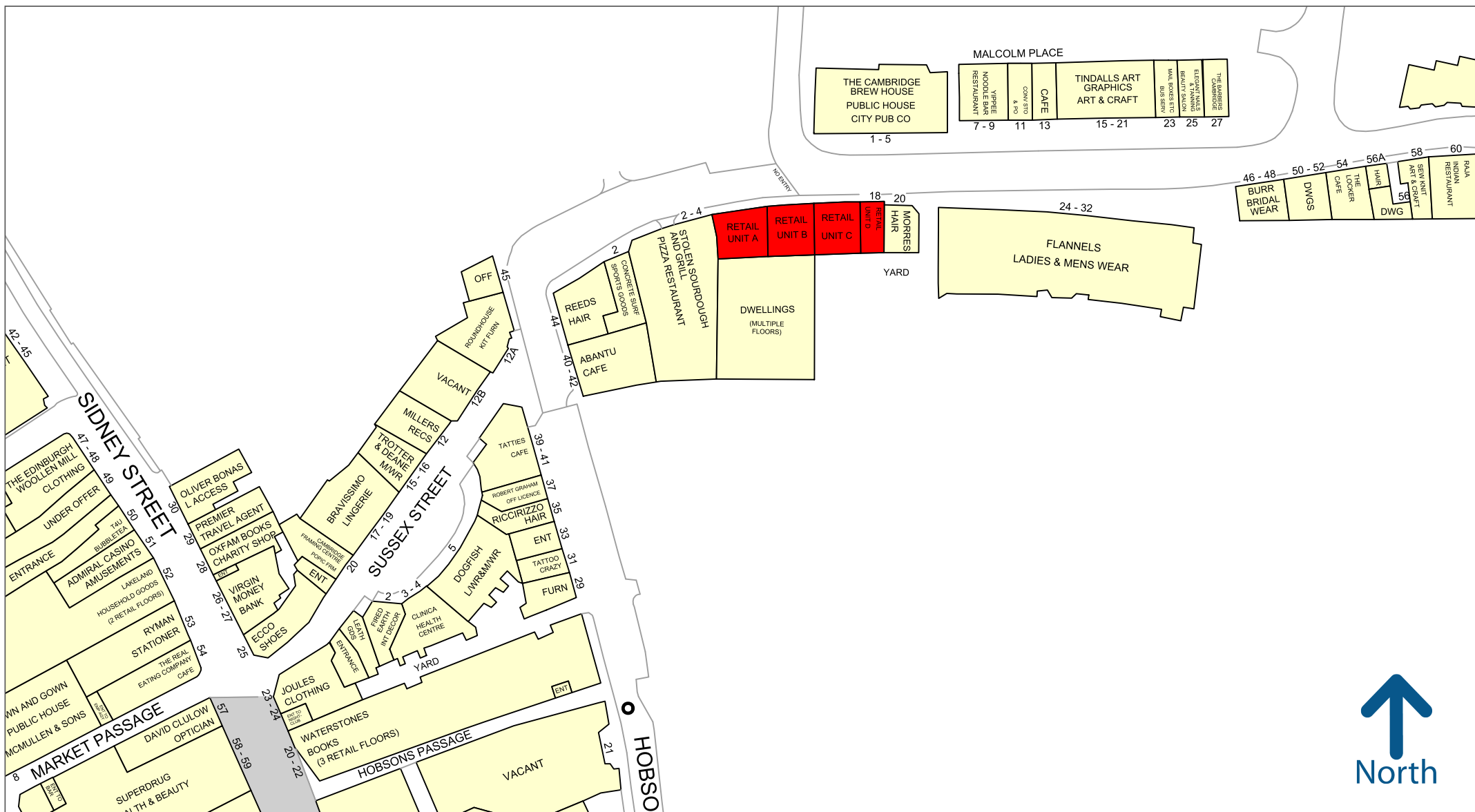
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Experian Goad Plan Created: 12/07/2023

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