



Retail

Ground Floor	2,872 sq ft	(266.8 sq m)
First Floor	1,334 sq ft	(123.9 sq m)
Basement	1,103 sq ft	(102.5 sq m)

In Brief

- Prime location close to H&M, Ted Baker and Zara
- Substantial ground floor
- Widens to 39 ft after 23 ft
- New lease

**6 ST ANDREWS STREET,
CAMBRIDGE,
CB2 3AX
SHOP/CLASS E UNIT TO LET**

Location

The property is situated on a busy stretch of St Andrews Street opposite **Christ's Lane** and between the entrances to **Lion Yard** and **Grand Arcade**.

Other occupiers in the immediate vicinity include **H&M**, **Ted Baker**, **Cambridge Building Society** and **Zara**.

Lease

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

Rental Guide

£175,000 per annum, exclusive of business rates, service charge and VAT.

Business Rates

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

Rateable Value 2017 £212,000

However, this currently includes the second and third floors.

Qualifying tenants will benefit from 50% business rates relief until 31 March 2023 but interested parties are advised to make their own enquiries to the City Council (01223 457705).

EPC

The property has an energy rating D (90) Full details are 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 over ground, first and basement floors with the following approximate dimensions/areas:

Internal width front	22 ft	6.69 m
Internal width remainder	39 ft	11.89 m
Ground floor	2,872 sq ft	266.80 sq m
First floor	1,334 sq ft	123.90 sq m
Basement	1,103 sq ft	102.50 sq m

There are staff and WC facilities on the first floor.

Enquiries and Viewings

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