



Retail

Ground Floor	1,282 sq. ft	(133.9 sq. m)
Ground Floor Ancillary	160 sq. ft	(14.8 sq. m)
First Floor Storage/Staff	646 sq. ft	(60.0 sq. m)
TOTAL	2,088 sq. ft	(193.9 sq. m)

In Brief

- Nearby occupiers include **Primark, Little Waitrose, Poundland** and well-known food and beverage operators such as **Starbucks, Gails, Caffè Nero** and **Aromi**.
- Close to the **Grafton West car park** and other **transport links**.

**35-37 FITZROY STREET,
CAMBRIDGE, CB1 1ER
SHOP TO LET**

Location

The property occupies a prominent frontage within the busy Fitzroy Street; located West of the main entrance to the **Grafton Centre**, one of the main retail destinations in Cambridge. The Grafton is subject to a large redevelopment introducing brand new office, labs, and retail space (subject to planning). Nearby occupiers include **Primark**, **Little Waitrose**, **Poundland** and well-known food and beverage operators like **Starbucks**, **Gails**, **Caffe Nero** and **Aromi**. It is close to **Grafton West car park**.

Lease

Available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of 5 years. There would be a rolling landlord break from year 3.

Rental Guide

£57,500 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Service Charge

£628 per annum.

Business Rates

The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £59,000

Interested parties are advised to make their own enquiries of the City Council.

VAT

The property is elected for VAT.

EPC

The property has an energy rating A (24). Full details available on request.

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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 first floor with the following approximate areas:

Shop depth	50 ft 16 ins	15.29 m
Shop width	29 ft	8.83 m
Gross Frontage	29 ft 76 ins	9.07 m
Ground floor	1,282 sq. ft	(119.1 sq. m)
Ground floor ancillary	160 sq. ft	(14.8 sq. m)
First floor storage/staff	646 sq. ft	(60.0 sq. m)
Total	2,088 sq. ft	(193.9 sq. m)

There are customer WC facilities situated on the ground floor and designated staff WC facilities on the first floor. The unit benefits from rear loading bay.

Enquiries and Viewings

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Or, via our joint agent FMX.



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INTERNAL IMAGES:





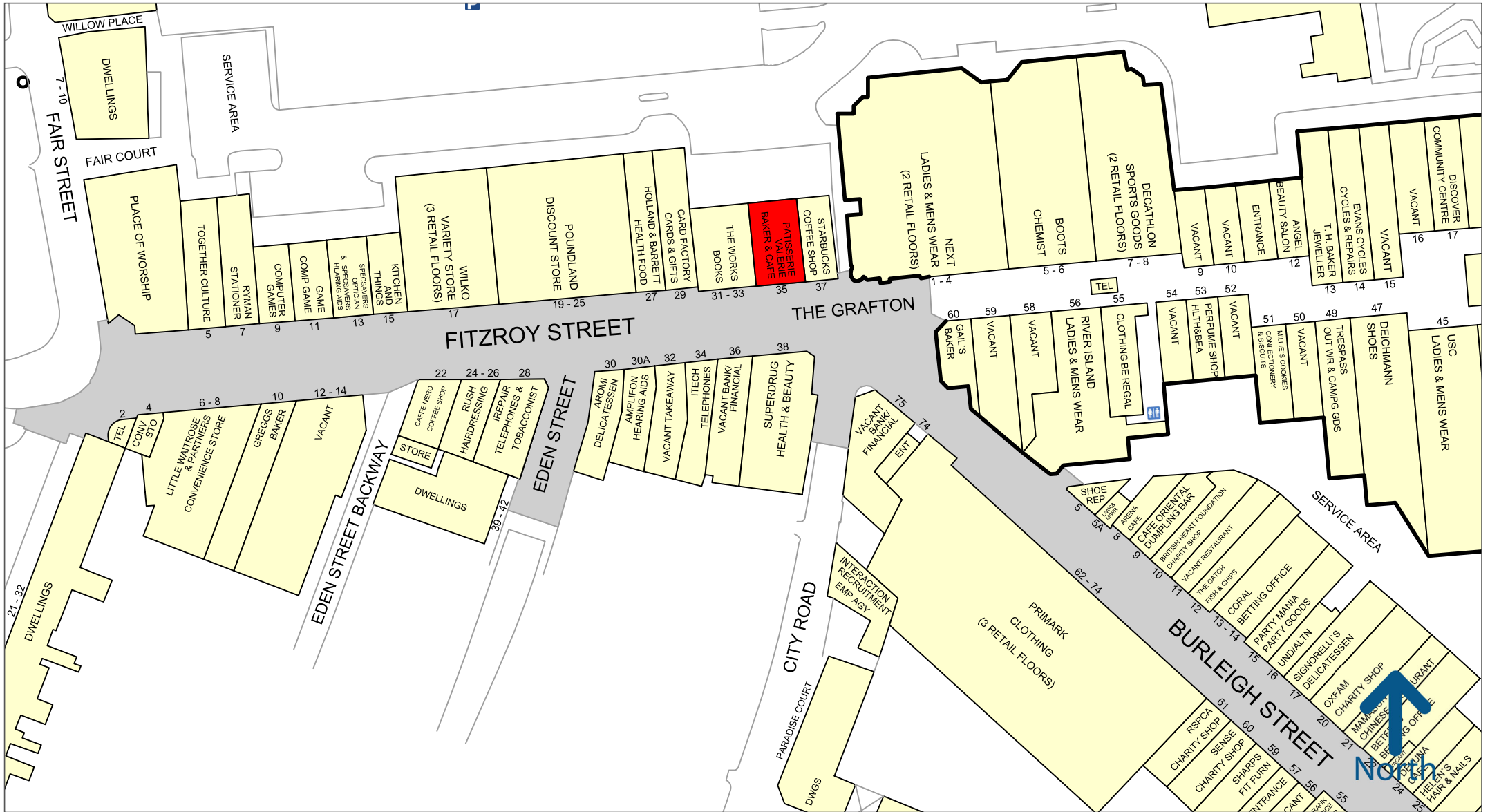
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50 metres

Experian Goad Plan Created: 25/01/2024

Created By: Bidwells

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

