

Shoe Zone



Ground Floor	1,557 sq ft (144.64 sq m)
First Floor	1,168 sq ft (108.51 sq m)
Total	2,725 sq ft (253.15 sq m)

In Brief

- Close to **Specsavers, Greggs, Wilko** and **Waitrose**
- Prominent location on Fitzroy Street, leading to **The Grafton Centre**
- Well fitted

**5 FITZROY STREET,
CAMBRIDGE, CB1 1ER
SHOP TO LET**

Location

Fitzroy Street is located West of the main entrance to the Grafton Centre, one of the main retail destinations in Cambridge.

The street is fully pedestrianised and nearby occupiers include **Waitrose**, **Specsavers**, **Greggs** and **Wilko**.

Lease

The premises are available on an effectively full repairing lease outside the Landlord and Tenant Act for a term of years to be agreed.

Rental Guide

Upon application. Rents will be exclusive of business rates and VAT.

Business Rates

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

Rateable Value 2023 £45,500

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

Service Charge

Approximately £1,000 per annum.

Legal Costs

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



EPC

The property has been assessed with an energy rating C (66). Full details available upon request.

Accommodation

The premises are arranged over two floors, with the following approximate net areas:

Ground Floor	1,557 sq ft	144.64 sq m
First Floor	1,168 sq ft	108.51 sq m

Enquiries

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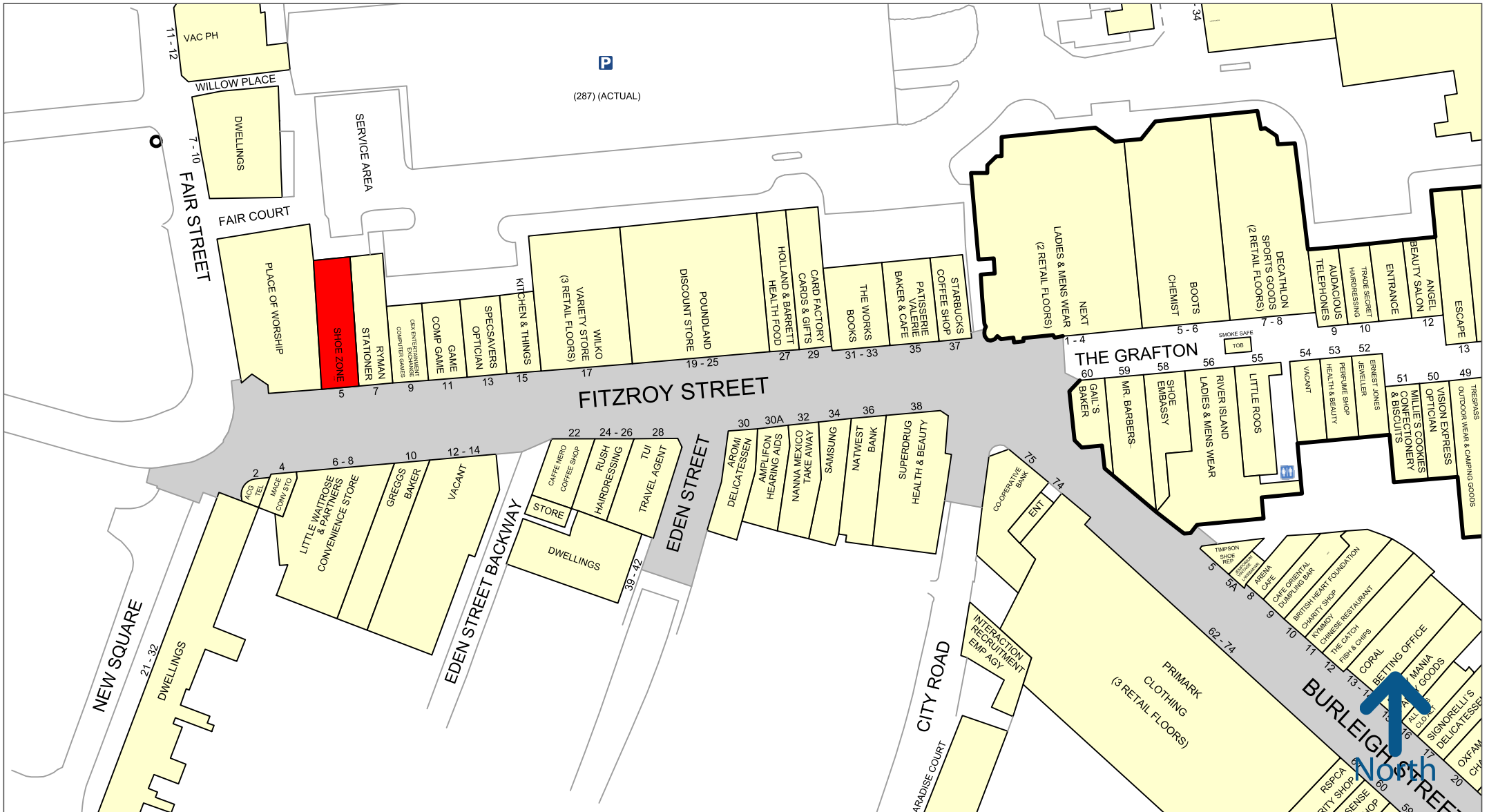
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50 metres

Experian Goad Plan Created: 16/02/2021

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