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Retail Uses Only (No food)

Ground Floor 421 sq. ft (39.1 sq. m)

18 KINGS PARADE, CAMBRIDGE, CB2 1SP PRIME SHOP TO LET

In Brief

- Prime location opposite **Kings College**,
- **High footfall**,
- **Prominent building** with historic features,
- **3D Survey** available,
- Adjacent to **Café Nero** and close to **Kiltane, Hugo Boss**, and numerous **quality independent retailers** and food uses.
- **Available January 2025.**

Location

The premises is situated on one of the principal tourist and independent streets in Cambridge. Located directly opposite the world-famous **Kings College Chapel** and a brief walk away from the renowned **Fitzwilliam Museum**, the retail unit benefits from incredibly high footfall. The local food and café offering is plentiful with names such as **Benets**, **Fitzbillies Copper Kettle** and **Chop House**. The retail offering is a mixture of national and independents including **Hugo Boss**, **Ark**, **Cambridge Satchel Company** and **Byard Art**.

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

£31,500 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 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2024 £24,000

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

VAT

The property is elected for VAT.

Legal Costs

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

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EPC

The property has an energy rating C (62). Full details available on request.

Accommodation

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

Internal width	4.80 m
Ground floor (sales)	406 sq. ft (37.7 sq. m)
Ground floor (kitchen)	15 sq. ft (1.4 sq. m)
Total	421 sq. ft (39.1 sq. m)

There are staff and WC facilities as well as rear access.

Enquiries and Viewings

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LOCATION:



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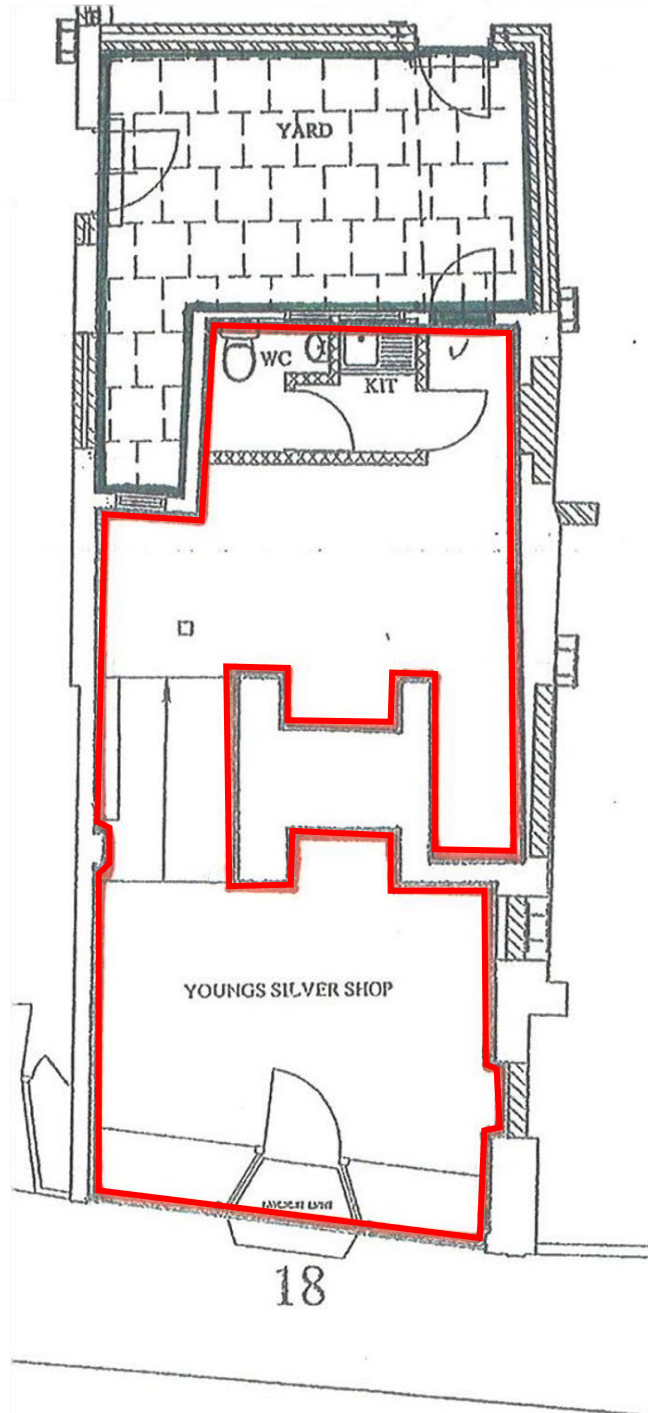
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FLOOR PLAN:



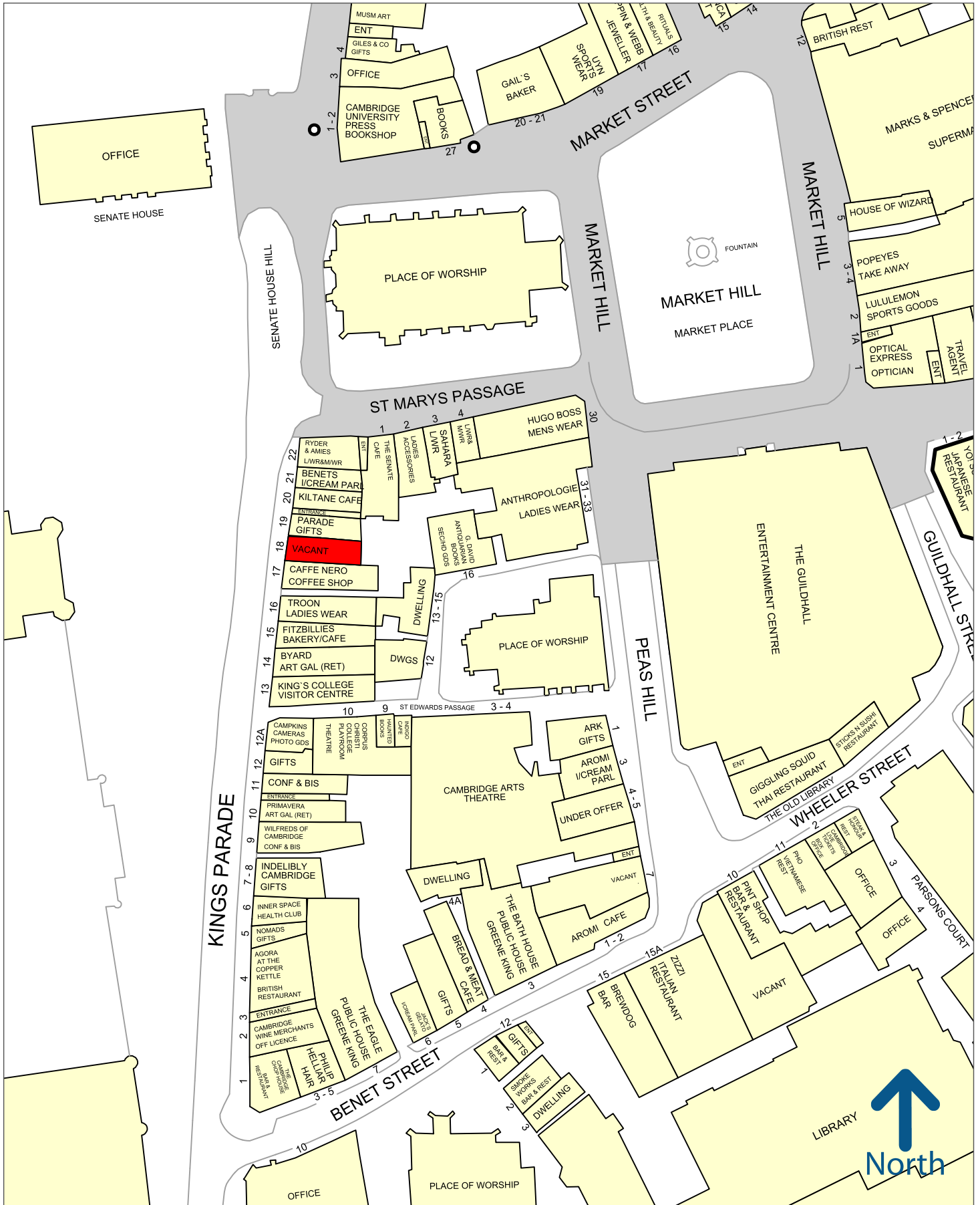
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50 metres

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