



Retail (no food uses)

Ground Floor      363 sq. ft      (33.72 sq. m)

**40 GREEN STREET,  
CAMBRIDGE,  
CB2 3JX  
SHOP TO LET**

#### In Brief

- Immediately available,
- Available on new lease,
- Recently refurbished unit,
- Nearby retailers include **Edinburgh Woolen Mill, TK Maxx, Oska, Harriet Kelsall jewellery, Gold Rush Vintage and Flan's Kicks.**
- Food operators on Green Street include **Yori BBQ, Bill's, Knoops, Mercado, Café Au Chocolat, Stir Bakery and Sainsbury's.**

### Location

The retail premises is situated in a prominent location on the street which forms an arterial pedestrian route between Sidney Street and Trinity Street. The street has a wide mix of retailers such as **Edinburgh Woolen Mill, TK Maxx, Oska, Harriet Kelsall jewellery, Gold Rush Vintage and Flan's Kicks.** The food offering includes **Yori BBQ, Bill's, Knoops, Mercado, Café Au Chocolat, Stir Bakery and Sainsbury's.**

### 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

£19,500 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 2024 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2024      £12,000

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.



### EPC

The property is due to be reassessed. The current energy rating is D (84). Full details available on request.

### Accommodation

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

Ground floor	363 sq. ft	(33.72 sq. m)
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There are staff and WC facilities on the ground floor.

### Enquiries and Viewings

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## INTERNAL IMAGES



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## IMAGES



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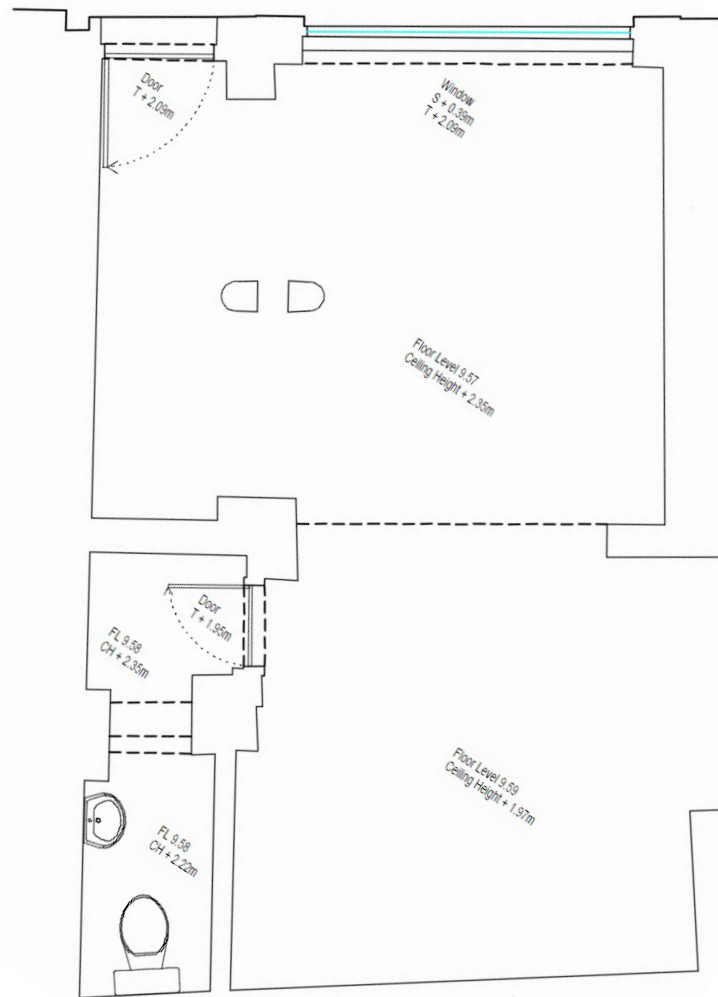
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50 metres

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