



Retail (no food uses)

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

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.**

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



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) 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 has an energy rating of C (75). 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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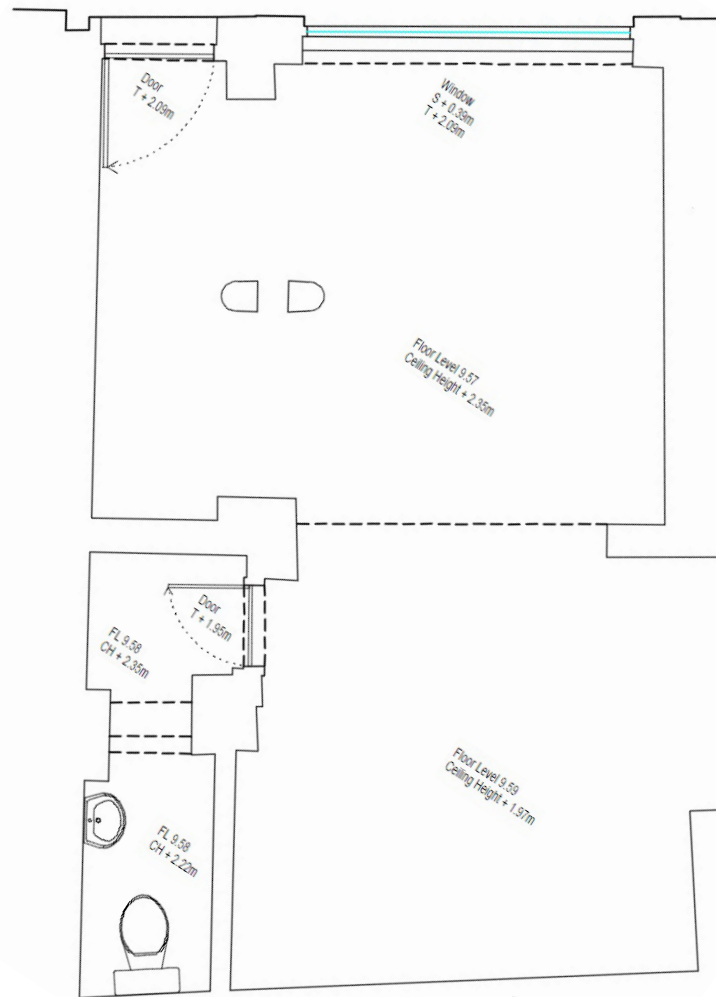
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FLOOR PLAN



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50 metres

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