



Retail – ‘E’ class property to Let

Ground Floor 2,618 sq. ft. (243.26 sq m)
Upper Floors *further information on request.*

In Brief

- Prime location close to **Sainsbury's, EWM, Itsu, Joules** and **Waterstones**.
- **New Lease,**
- Potential **Restaurant** use,
- Recently **refurbished**.

**49 SIDNEY STREET,
CAMBRIDGE,
CB2 3HX
SHOP TO LET**

Location

The property is situated on the western side of **Sidney Street** which connects the busy tourist area of **Bridge Street** with the prime retail core.

As the City's main food store **Sainsbury's** is a significant footfall driver with a cosmopolitan mix of retailers being nearby including **Joules**, **Itsu**, **Waterstones**, **David Clulow** opticians and **Superdrug**.

The property has recently been **refurbished**.

The upper floors have received outline planning permission for a Hostel.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord and Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£98,000 per annum, 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 £73,500

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

Legal Costs

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



EPC

The property has an E (122) rating, full details available on request.

Accommodation

Approximate dimensions/areas are as follows:

Built Frontage	27 ft 1 in	8.26 m
Internal Width	20ft widening to 25 ft	6.12 m widening to 7.62 m
Ground Floor	2,618 sq. ft.	243.26 sq. m

Enquiries and Viewings

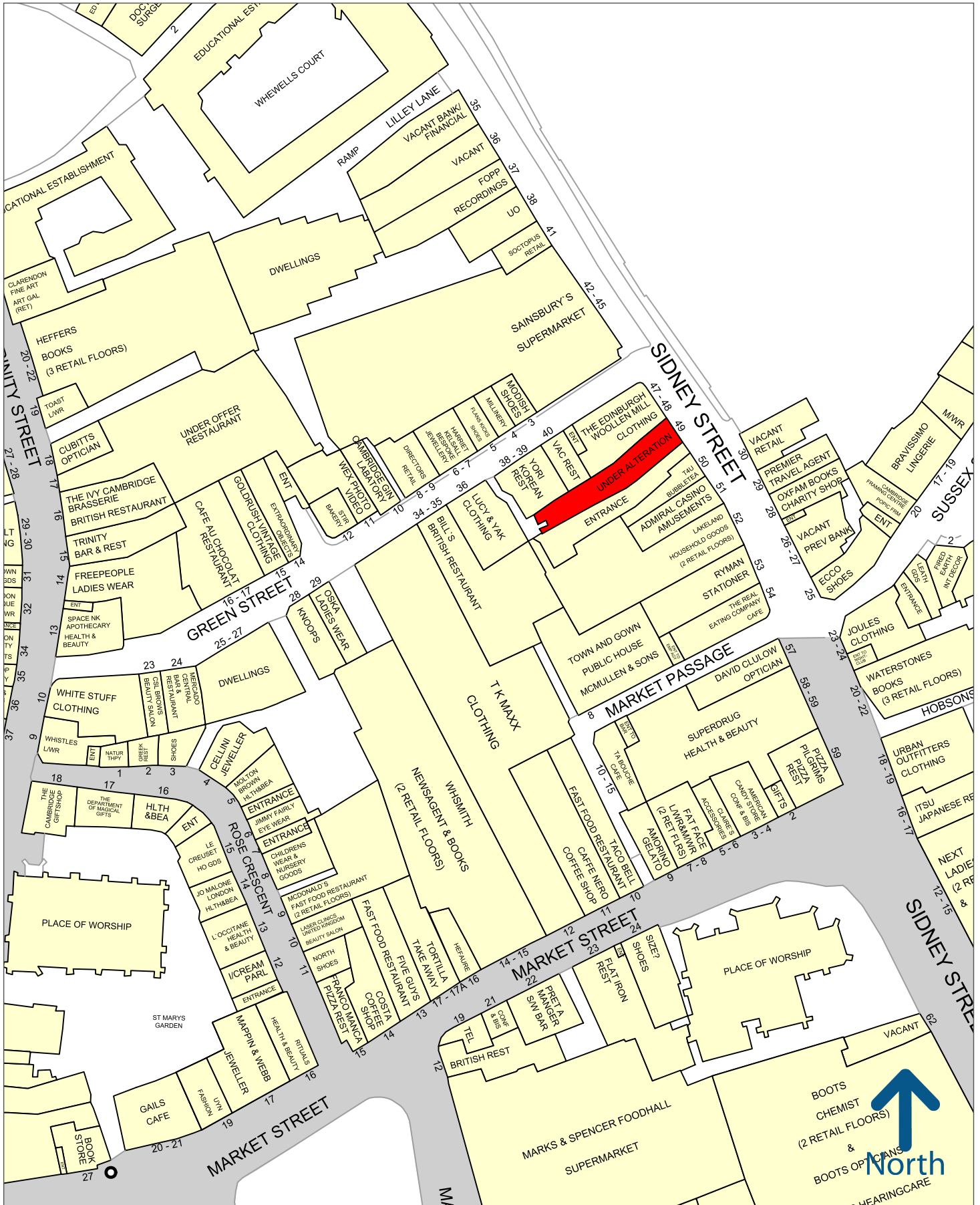
James Lankfer
01223 841841
james.lankfer@bidwells.co.uk

Matt Hallam
07442 634355
Matt.hallam@bidwells.co.uk

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



50 metres

Experian Goad Plan Created: 23/11/2023
Created By: Bidwells



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com