



Retail

Ground Floor	816 sq. ft	(75.82 sq. m)
Basement	348 sq. ft	(32.33 sq. m)
Total	1,164 sq. ft.	(108.15 sq. m)

8-9 GREEN STREET, CAMBRIDGE, CB2 3JU SHOP TO LET

In Brief

- Nearby 'new' retailers including **Lucy&Yak, Knoops, Café Au Chocolat, Stir, Wex, Yori, and Free People.**
- Established retailers include **TKMaxx, Bills, Sainsburys and OSKA.**
- Quality Cambridge independents such as **Cambridge Gin Laboratory, Flanskicks, and Goldrush Vintage.**
- **E class** uses only (retail),
- Available due to retirement from **December 2023.**

Location

Located within one of Cambridge's busy side streets, the unit benefits from a diverse mixture of national, specialist and independent retailers, including: **TK Maxx**, **Lucy&Yak**, **Wex** and **Free People**; as well as cafes and food operators: **Stir Bakery**, **Bills**, **Knoops** and **Café Au Chocolat**.

Green Street forms a link between the busy tourist and shopping routes of Sidney Street and Trinity Street and combines progressive retailers with attractive historical surroundings.

Lease

A new 10-year full repairing and insuring lease is available, subject to five yearly upward only rent reviews.

Rental Guide

£40,000 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 2023 £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.



EPC

The property has an energy rating C (72). Full details available on request.

Accommodation

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

Internal width	22 ft 11ins	(7.00 m)
Shop depth (max)	38 ft 6 ins	(11.75 m)
Ground floor sales/storage	816 sq. ft.	(75.82 sq. m)
Basement storage/kitchen	348 sq. ft.	(32.33 sq. m)
TOTAL	1,164 sq. ft.	(108.15 sq. m)

There are staff and WC facilities in the basement.

Enquiries and Viewings

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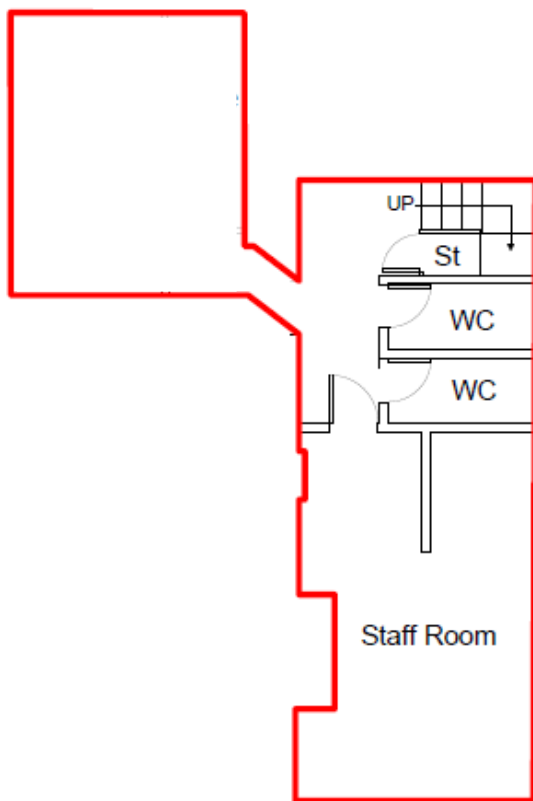
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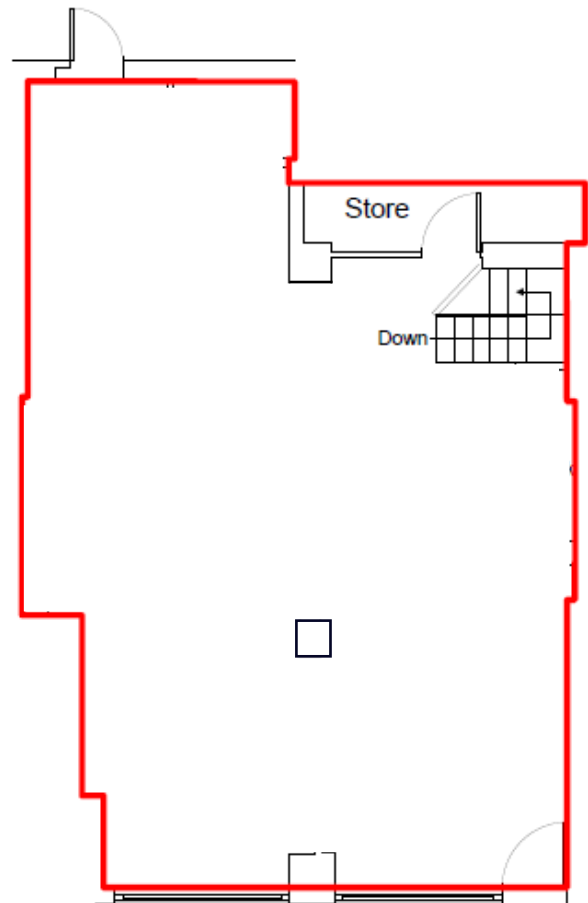
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FLOOR PLANS:



Basement



Ground Floor

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50 metres

Experian Goad Plan Created: 23/11/2023
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