



Restaurant – partially fitted out.

Ground Floor 3,730 sq. ft (346.5 sq. m)

In Brief

- Situated on a **principal street** with **high footfall** between the **River Cam** and popular **tourist destinations**.
- Nearby restaurants include **Byron, Cote, Wildwood** and **Prezzo**. Independent food offering includes **The Mitre pub, Baron of Beef** and **Bould Brothers**.
- Nearby retailers include **Toni&Guy, Savoy Taylors, Cotswold** and **Mountain Warehouse**.
- Close proximity to **Park Street re-development** to provide a **229-room aparthotel, 225-space public car park** with **270 cycle spaces**.
- Available on a **new Lease**.
- Approximately **120 covers**.
- **3D survey** available.

**UNIT B,
12-16 BRIDGE STREET,
CAMBRIDGE,
CB2 1UF
RESTAURANT TO LET**

Location

The property is located within the historic heart of Cambridge on Bridge Street, a principal walkway with **high footfall**. Nearby food operators include **Baron of Beef, Wildwood, Cote, Prezzo, Byron** and **Bould Brothers**. Retailers include **Toni & Guy, Savoy Taylors, Cotswold, Mountain Warehouse** and **Hardy's Sweet Shop**.

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

£115,000 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 £95,500

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

Service Charge

Available upon request.

VAT

The property is elected for VAT.

Legal Costs

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



Accommodation

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

Ground Floor 3,730 sq. ft (346.5 sq. m)

The unit benefits from rear loading. 3D survey available upon request.

Fixtures and Fittings

The unit is available with the benefit of current fixtures and fittings. Further information upon request

EPC

The property has an energy rating B (43). Full details available on request.

Opening hours and Pavement Licence

The previous Tenants permitted opening hours were 08:00 - 23:30, 7-days a week. They also had a temporary Pavement Licence for 3 X 2-seater tables and 6 chairs.

Enquiries and Viewings

James Lankfer

01223 559558

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.



BIDWELLS



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.

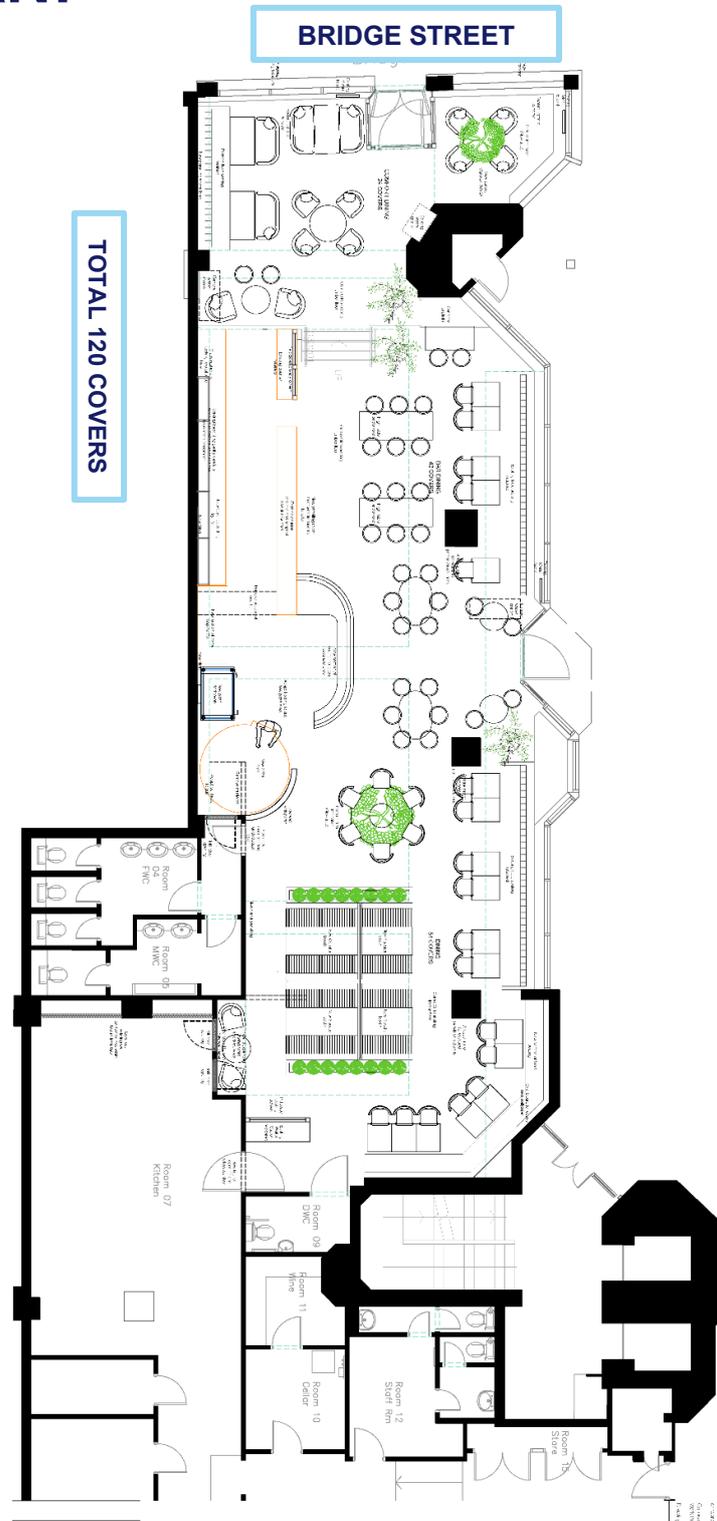
Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. 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.



FLOOR PLAN:

Note: Plans are not to scale.



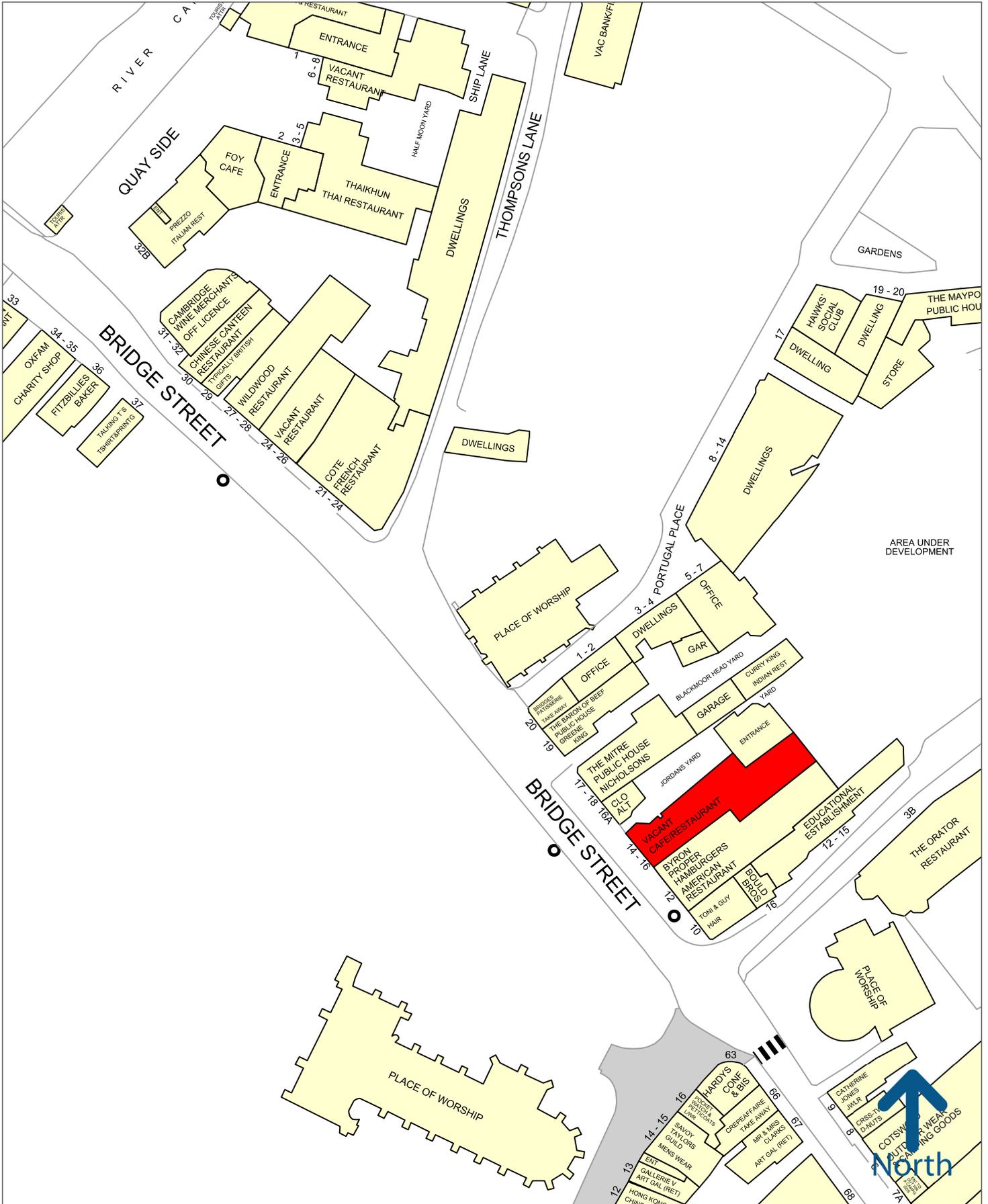
Important Notice

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: 22/02/2024
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

