

RETAIL/HOT FOOD

TO LET

32 FITZROY
STREET,
CAMBRIDGE,
CB1 1EW

2,192 sq ft
203.64 sq m

- City centre location
- Close to Grafton Centre and ARU
- Rare central restaurant/café opportunity
- Available by way of new FRI lease
- Rent: £55,000 pax

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LOCATION

The shop occupies a prominent position on the southern side of the pedestrianized Fitzroy Street, diagonally opposite the main entrance to the 420,000 sq ft Grafton Centre, one of the major retail centres, in the City of Cambridge.

Fitzroy Street is a vibrant daytime location with a variety of retailers and cafe's/ restaurants which include Greggs, Starbucks, Patisserie Valerie, Café Nero, Little Waitrose and Gails.

DESCRIPTION

The property is set across two floors and benefits from a sales area, kitchen, first floor seating area, staff offices, storage, and W.C's. There is space to the rear of the unit for loading and unloading but no car parking space.

The unit also includes air conditioning units and plenty of natural light from the large windows facing onto Fitzroy Street.

There are separate stairs for staff members to the rear, as well as a wide staircase located to the righthand side of the sales area. The staircase in the sales area is demountable and can be moved.

ACCOMMODATION

Name	Size
Ground floor	1,128 sq ft (104.79 sq m)
First floor	1,064 sq ft (98.85 sq m)
Total	2,192 sq ft (203.64 sq m)

PLANNING USE

We understand the shop has an open E use class consent. Interested parties should satisfy themselves as to the properties suitability for their use by contacting the local authority.

TERMS

The premises are available, by way of a new Fully Repairing and Insuring lease for a term to be agreed.

RENT

Offers invited of around £55,000 per annum.

SERVICES/SERVICE CHARGE

A service charge is payable, please contact the agent for more details.

BUSINESS RATES

The Rateable Value is £43,500
The rates payable are £21,706.50.
For more information, please contact the local authority.

EPC

The property has an EPC rating of C (55)

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.

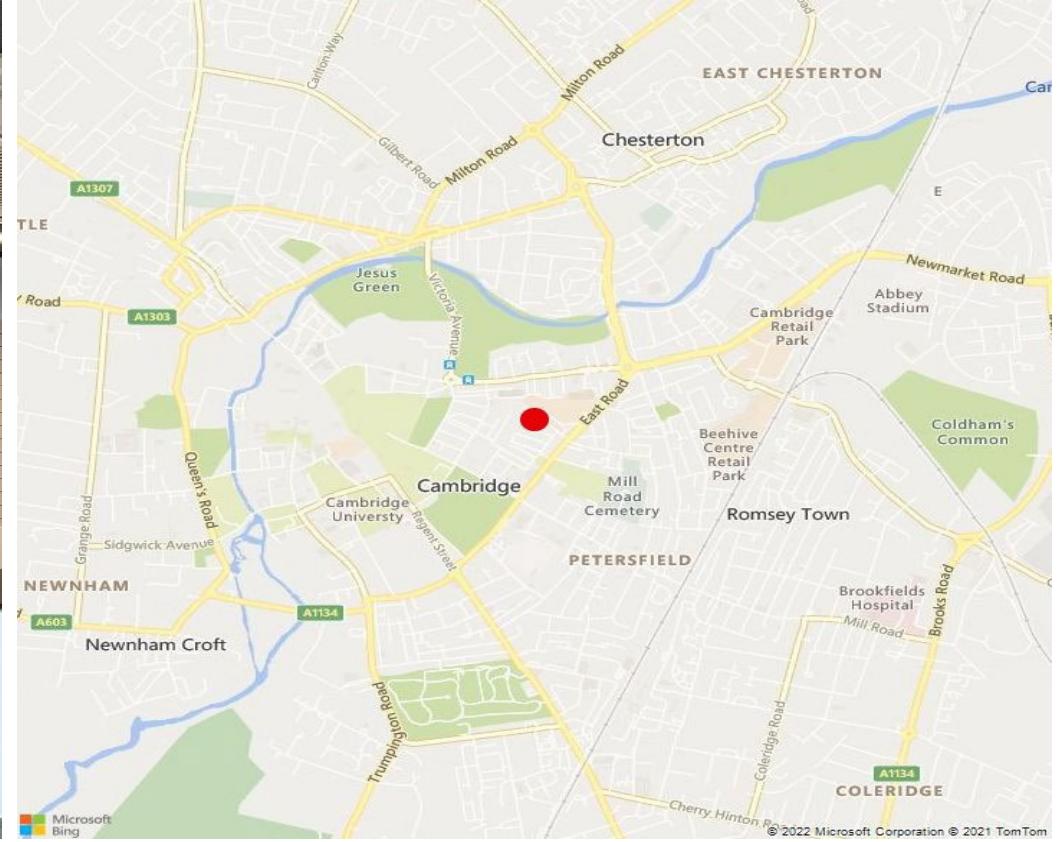


*Previous tenants fit out shown for illustrative purposes



IMPORTANT INFORMATION

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CONTACT

Emma Welbourne
01223 326813 / 07815 039710
Emma.Welbourne@carterjonas.co.uk

carterjonas.co.uk/commercial

Charles Clark
01223 326828 / 07780 667063
Charles.Clark@carterjonas.co.uk

