

RETAIL / OFFICE - TO LET

81 REGENT STREET
CAMBRIDGE
CB2 1AW

1,937 sq ft
180 sq m

- Prominent building with good footfall
- Excellent visibility from the high street
- Available immediately
- Quoting rent £42,000 with the opportunity of a discount in year one, subject to a separate discussion
- Please note there is a basement comprising 333 sq ft / 30.93 sq m which includes a modern kitchen facility. This space will be available for use from year 2.



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LOCATION

The property is located on Regent Street, 0.4 miles from the historic Cambridge city centre and the Grand Arcade shopping centre.

Regent Street is one of the main arterial roads for both pedestrians and vehicles into the city centre, from Cambridge Train Station and the South side of the city.

Nearby occupiers include John Lewis, Nando's, Wagamama's and Pizza Express.

DESCRIPTION

The property is comprised of a three-storey building with, ground, first and second floors. Ground floor accommodation is open plan and benefits from excellent street level visibility.

The property has undergone full external and internal refurbishment works to include LED lighting, AC and WC facilities on the ground and second floors.

There is basement accommodation which includes a modern kitchen area and toilet. This space will be available from 2025.

ACCOMMODATION

| Accommodation | Sq ft | Sq m |
|---------------|--------------|------------|
| Ground floor | 700 | 65 |
| First floor | 645 | 60 |
| Second floor | 592 | 55 |
| Total | 1,937 | 180 |

BUSINESS RATES

Rateable value: £40,750 per annum
Estimated Rates Payable (2023/2024): £20,335 per annum.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

TENURE

Available leasehold on new FRI lease with terms to be agreed.

RENT

Leasehold: Quoting rent of £42,000 per annum exclusive. A discount will be provided in year 1. More details available on request.

LEGAL COSTS

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

VAT

We understand VAT is payable on the rent.

EPC

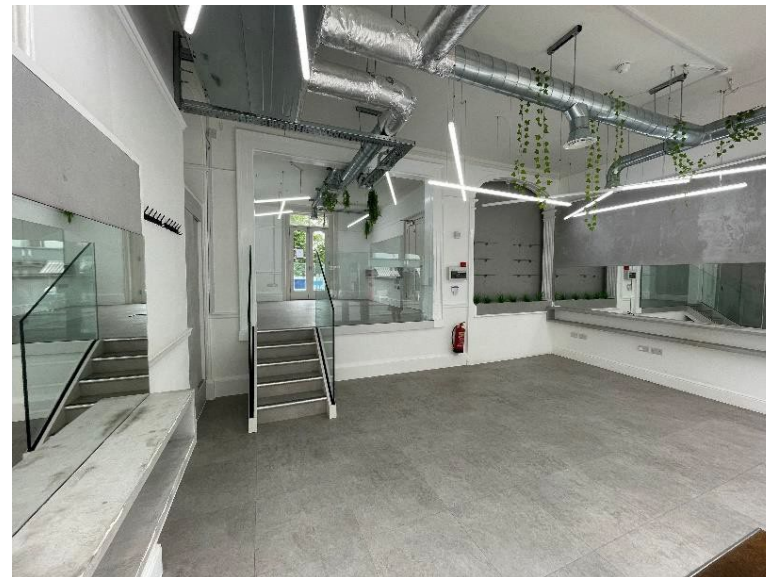
EPC: C-67

ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

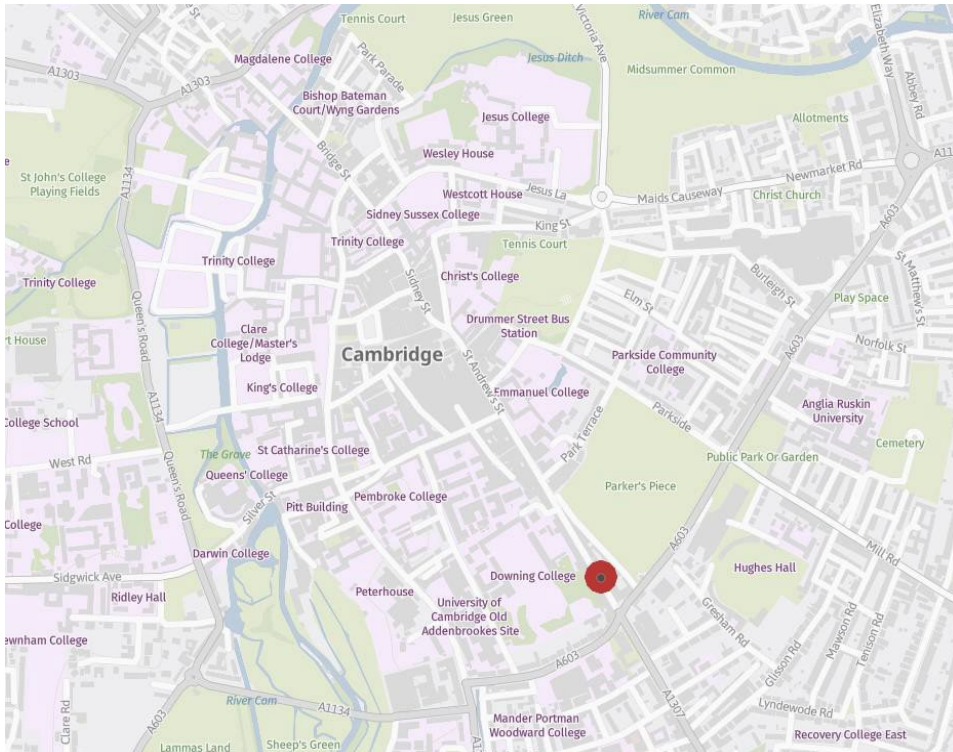
VIEWING

Strictly by appointment with agents.



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LOCATION MAP



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. February 2024

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