



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

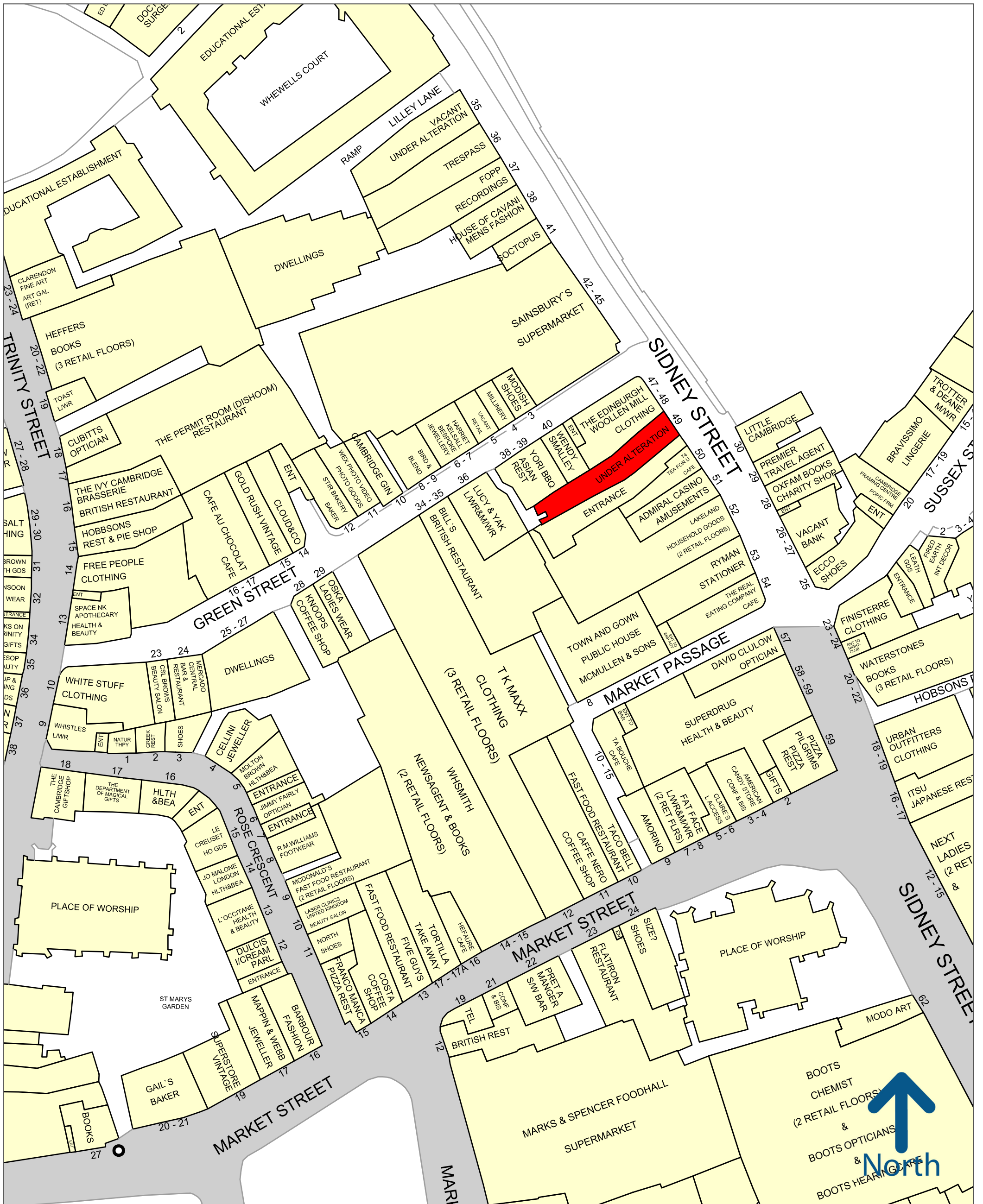
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50 metres

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