



The unit's demise outline above is for indication only and is not the confirmed area.

Retail Space – **final unit (C) remaining.**

Ground floor 1,328 sq. ft. (123.5 sq. m)

Landlord's works, including shop front, to be completed December 2024.

**UNIT C,
6-18 KING STREET,
CAMBRIDGE, CB1 1LN
FINAL RETAIL UNIT TO LET**

In Brief

- Redevelopment by Christ's College.
- Final unit **immediately available.**
- **Retail only.**
- Neighbouring food offering and retailers such as **Flannels fashion, Tindall's Art & Graphics, The Locker Café, Cambridge BrewHouse and Liquor Loft and restaurant.**
- **Shell specification** with shop fronts, raised floor and capped services.



Availability

A part-new and part-refurbished building comprising of retail on the ground floor and student accommodation above. Unit C is the last unit available (Units A, B & D are under offer).

Location

King Street is a short distance from Sidney Street and forms a link between the historic core and the Grafton Centre. The street boasts a thriving retail community with a wide mix of specialist independent retailers including **Flannels fashion, Tindall's Art & Graphics,** and food and beverage occupiers such as **The Locker Café, Cambridge BrewHouse** and **Liquor Loft and Restaurant.**

Lease

Lease will be outside the Landlord and Tenant Act 1954, Part II Sections 24-28, for a term of 10-years on full repairing, decorating and insuring basis.

Rental Guide

The rental guide for Unit C is £40,000 per annum exclusive of business rates and VAT.

EPC

Further details upon request.

Business Rates

The property will need to be assessed following the refurbishment works. Interested parties are advised to make their own enquiries to the City Council (01223 457000).

Specification

The unit will be handed over in a shell condition with shop fronts, raised floor and capped services.

Incoming tenants will be responsible for the supply of meters.

Landlord Works

The Landlord's works are due to be completed December 2024.

Timing

The property is immediately available following Landlord's approval of works and shop front signage.

Legal Costs

Each party is to be responsible for their own legal costs.

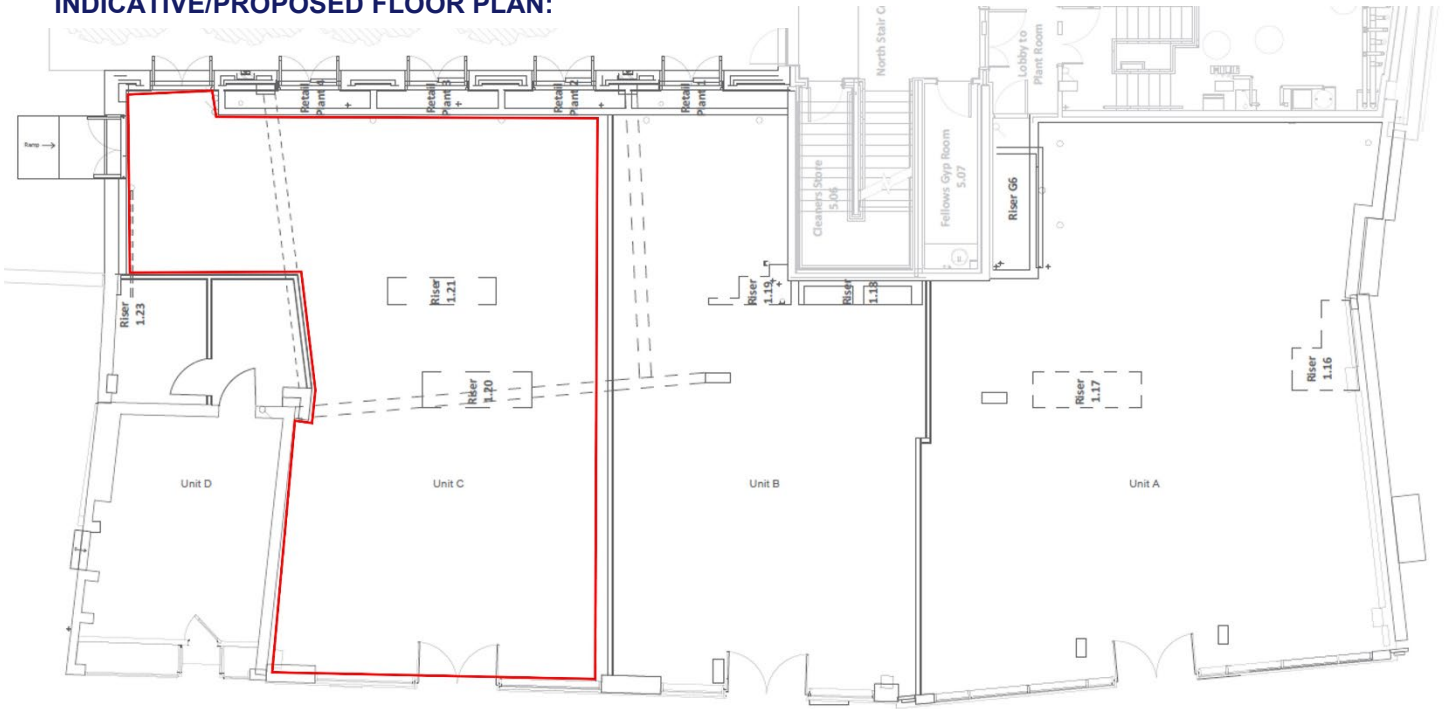
VAT

The property is elected for VAT.

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INDICATIVE/PROPOSED FLOOR PLAN:



Demise indicated for illustration purposes only and not to scale.

KING STREET - FRONTAGE

Accommodation

The premises are arranged over ground floor only. Indicative dimensions taken from plans as follows:

UNIT		DIMENSIONS		FLOOR AREA
A – UO	Width	39 ft 1 in	(11.90 m)	1,566 sq. ft. (145.5 sq. m)
	Depth	44 ft 7 in	(13.60 m)	
B - UO	Width	23 ft 7 in	(7.20 m)	953 sq. ft. (88.5 sq. m)
	Depth	45 ft 10 in	(13.74 m)	
C	Width	28 ft 4 in	(8.80 m)	1,328 sq. ft. (123.5 sq. m)
	Depth	45 ft 3 in	(13.80 m)	
D - UO	Width	13 ft 1 in	(4.00 m)	237 sq. ft. (22.0 sq. m)
	Depth	18 ft 0 in	(5.50 m)	
				Rear storage 158 sq. ft. (14.5 sq. m)

Enquiries and Viewings

James Lankfer
01223 841841

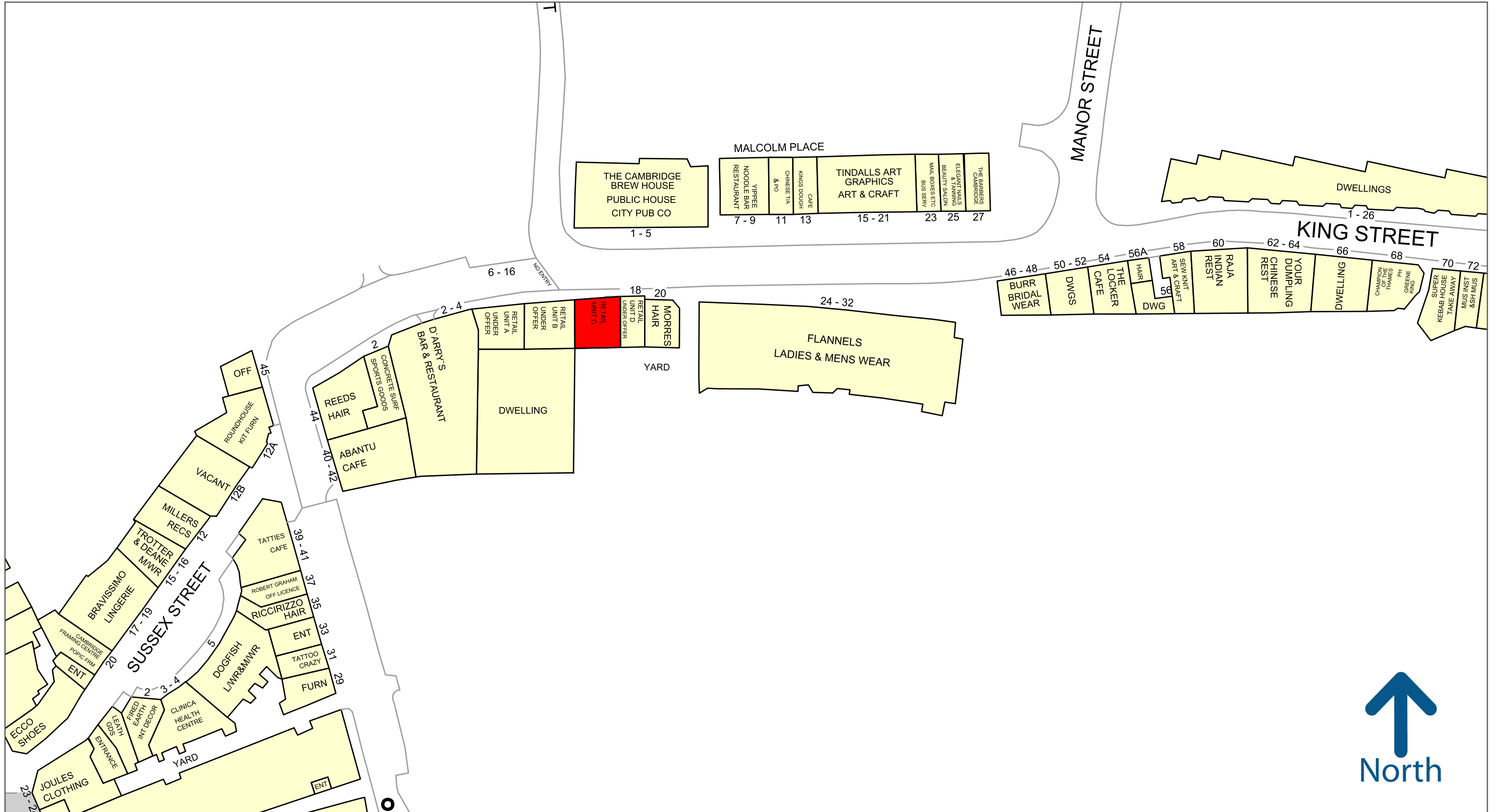
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50 metres

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