



## Retail

Ground floor	814.4 sq. ft (75.6 sq. m)
Ancillary/stores	607.1 sq. ft (56.4 sq. m)
<b>Total</b>	<b>1,421.6 sq. ft (132 sq. m)</b>

# UNIT 1, ORCHARD HOUSE, ORCHARD PARK, CAMBRIDGE, CB4 2AD SHOP TO LET

## In Brief

- Use class E.
- **Immediately available.**
- Ground floor unit of large residential block.
- Nearby retail and food and beverage occupiers as well as **Premier Inn and Travel Lodge.**
- 3D Survey available.



## Location

Orchard Park is situated next to the A14, with direct access to the guided bus, and is approximately 10-minutes from Cambridge City Centre. Roughly 4-minutes away are **Cambridge Regional College**, the science and tech hub **Cambridge Science Park** and the **Cambridge North station**.

The retail premises is close to both the community **primary school** and the **Premier Inn** and **Travelodge hotels**. The premises is part of Orchard House, predominantly a residential block with ground floor occupiers such as **Tesco, Pizza Hut, Lewis' Barber Shop, Sharman Quinney**, and restaurant **The Tiffin Truck**. The Square has pop-up cabins which are currently occupied by **Orchard Park Coffee** and **Mayanmar Express**.

## Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of 10-years.

## Rental Guide

£27,500 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 2024 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:  
Rateable Value 2024      £21,000

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

## Service Charge

The property has an estimated service charge of £1,000 per annum, payable quarterly in advance, plus VAT.

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## VAT

The property is elected for VAT.

## Legal Costs

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

## EPC

To be reassessed. Full details available on request.

## Accommodation

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

Ground floor	814.4 sq. ft	(75.6 sq. m)
Ancillary/stores/W.C	607.1 sq. ft	(56.4 sq. m)
<i>Total</i>	<i>1,421.6 sq. ft</i>	<i>(132 sq. m)</i>

There are staff and WC facilities in the store area and the unit benefits from rear access.

## Enquiries and Viewings

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## INTERNAL IMAGES





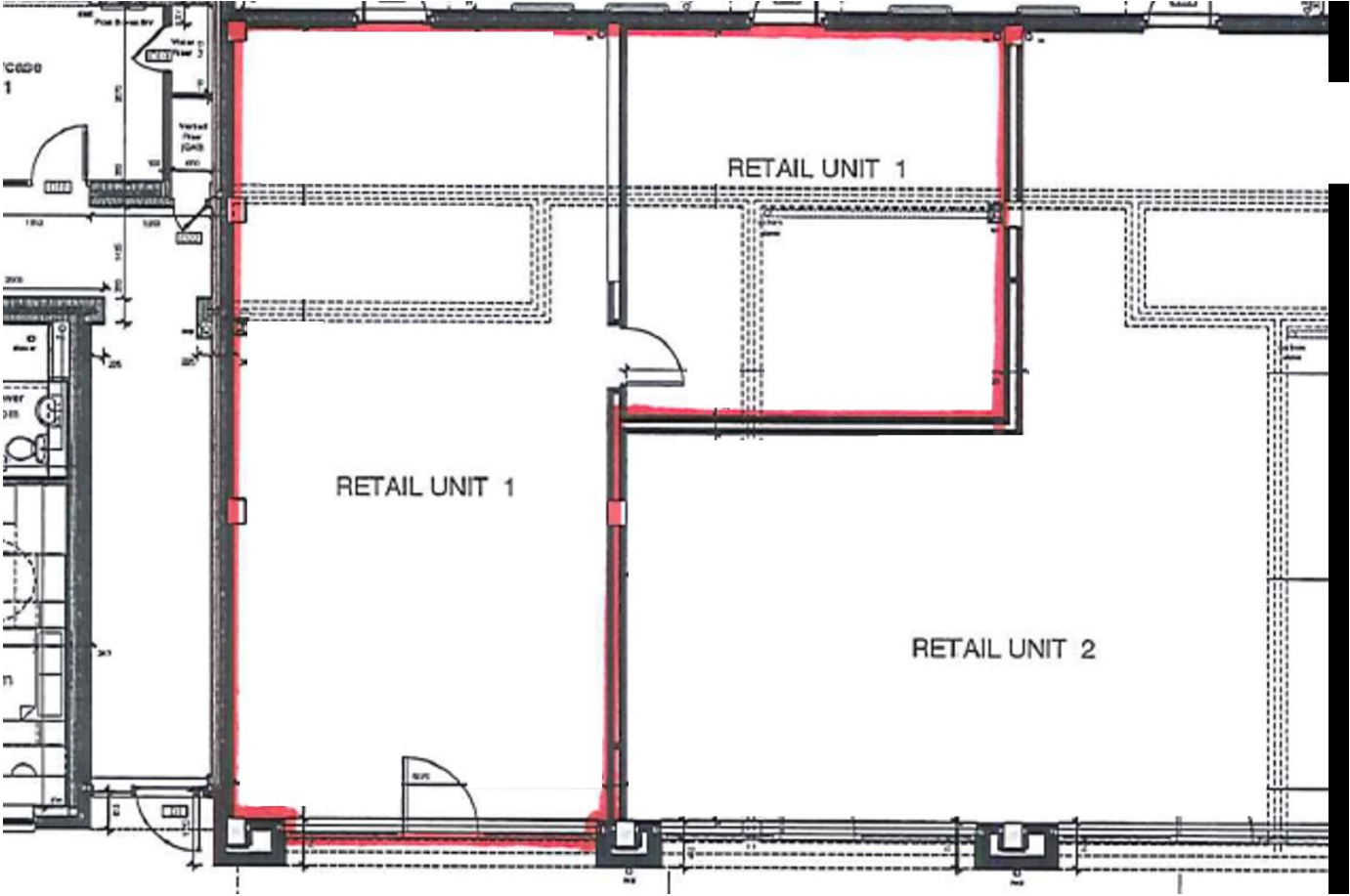
BIDWELLS



**REAR OF THE UNIT**

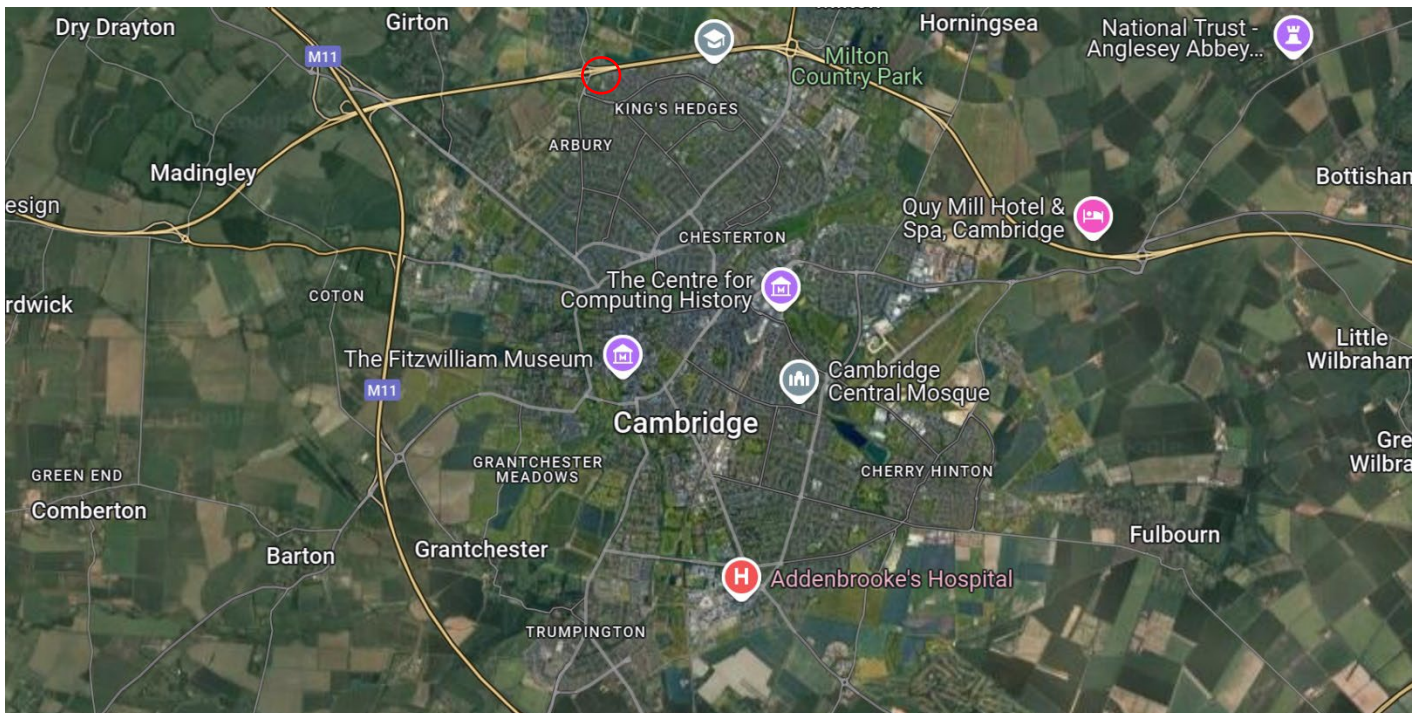
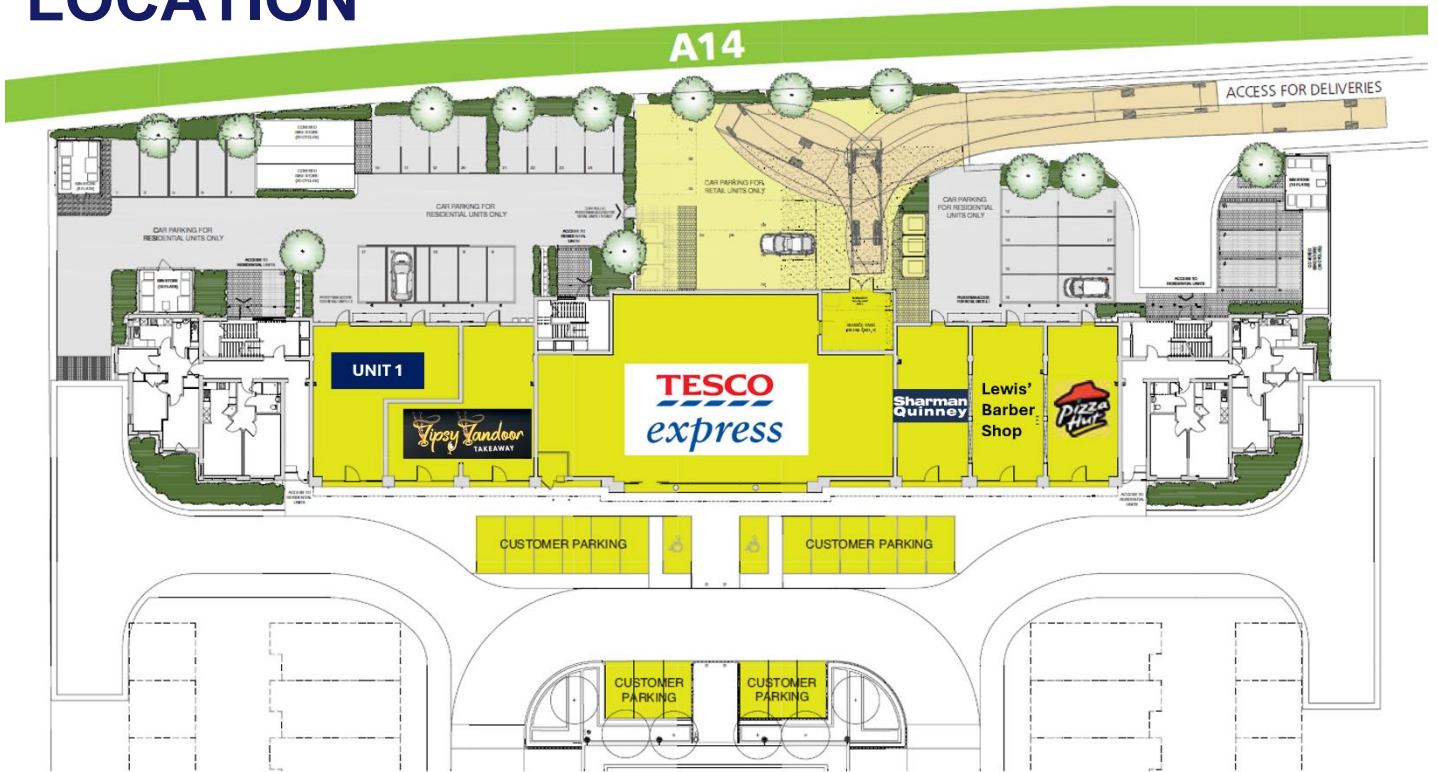


# FLOOR PLAN





## LOCATION



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