01223 467155
bsm.uk.com

BARKER STOREY MATTHEWS
bsm.uk.com

RETAIL - TO LET

294B MILL ROAD,
CAMBRIDGE, CB1 3NL

324 sq ft (30.10 sq m)

Rent: £10,000 per annum

NO BUSINESS RATES TO PAY FOR QUALIFYING OCCUPIERS

- Ground floor retail unit
- 1.5 miles from Cambridge city centre
- Highly visible location
- Immediately available

Location

Mill Road is a thriving main arterial route into the south of Cambridge city centre connecting the ring road with the A1134 and the city's south eastern outskirts.The subject property is prominently located towards the eastern end of Mill Road, close to the junctions of Belgrave Road and Cyprus Road.

Description

The property comprises a ground floor end-terrace retail unit offering open plan sales accommodation with shared WC facilities. The property has recently been redecorated and is ready for immediate occupation.

Accommodation

The property has the following approximate Net Internal Area: 30.10 sq m (324 sq ft).

Rates

The rateable value is £6,400 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2020/2021 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses the VOA estimates that rates payable will be £3,155 for 2020/21.

Planning

The property has consent for retail uses within Class E. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting Cambridge City Council.

Lease Terms

The property is immediately available on an effective full repairing and insuring (FRI) lease for a term by negotiation.

Maintenance Charge

A maintenance charge is levied for the upkeep and maintenance of the building as a whole.

Rent

£10,000 per annum, exclusive of maintenance charge, insurance and all other outgoings.

VAT

We understand that VAT will not be charged on the rent.

Legal Costs

Each party is responsible for their own legal costs.

EPC

The property has an EPC rating within Band D (78). A copy of the certificate is available upon request.

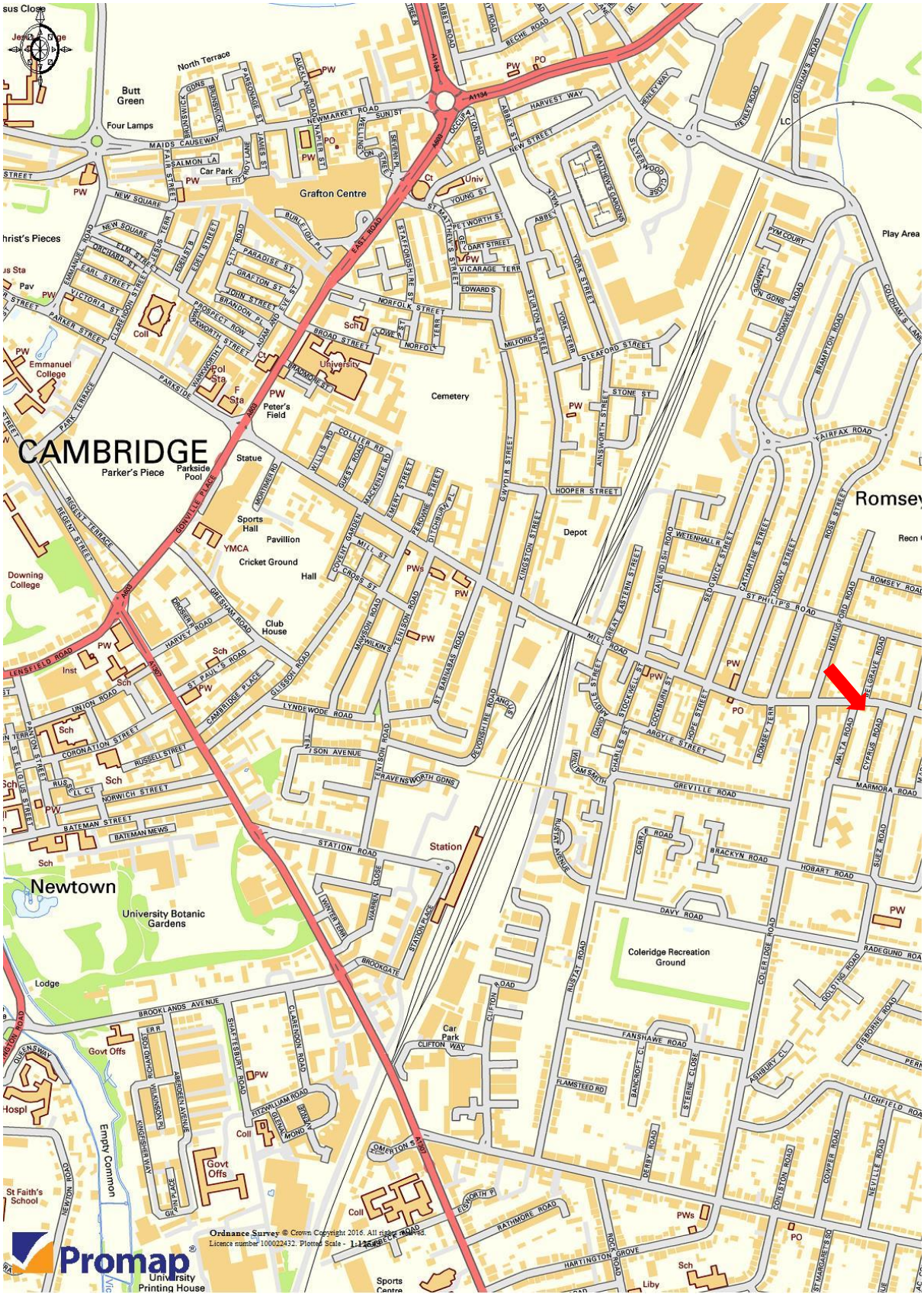
Viewing

Strictly by appointment with the sole agents:- Barker Storey Matthews Pound Hill House, Pound Hill, Cambridge, CB3 0AE (now part of Eddisons).

Contact: Laurence Gercke
laurence.gercke@eddisons.com
(01223) 467155

Ref: 120188

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



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