



Retail

Ground Floor	645 sq ft	(59.92 sq m)
Basement	500 sq ft	(46.45 sq m)

35-36 GREEN STREET CAMBRIDGE CB2 3JX SHOP TO LET

In Brief

- Close to **Bill's**, **Open Air**, **Sainsburys** and **T K Maxx**
- Double-fronted
- Niche independent pitch
- New lease

Location

Situated within Cambridge's central retail area, Green Street forms a link between the busy shopping routes of Trinity Street and Sidney Street. Its attractive historical surroundings have drawn a wide mix of national and independent retailers including **Jigsaw, Open Air, Bill's Café, Harriet Kelsall Jewellery and Laird Hatters.**

Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

Rental Guide

£32,500 per annum exclusive of business rates and VAT and subject to upward only review every 5th year.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

RV 2017	£36,000
UBR	49.9p

The property will benefit from business rates relief until 1 April 2021 but interested parties are advised to make their own enquiries of the City Council (01223 457705).

Legal Costs

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

EPC

Energy rating D (81) full details available on request.

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Accommodation

The premises are arranged over basement and ground floors with the following approximate dimensions and areas:

Internal width (max)	23 ft 4 ins	7.12 m
Shop depth	26 ft 8 ins	8.13 m
Ground Floor sales	645 sq ft	59.92 sq m
Basement Storage/staff	500 sq ft	46.45 sq m

There are WC and kitchenette facilities in the basement.

Enquiries

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50 metres

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