



Location

The property is situated in the middle of Sidney Street which connects the busy tourist area of Bridge Street with the prime retail core of Market Square.

The city's main food store Sainsbury's is a significant nearby footfall driver and other occupiers in the vicinity include Trespass, Fopp, and Socktopus.

Nearby independent retailers include The Cambridge Cheese Company, Soho Fine Art Cambridge, and Lilac Rose.

Accommodation

Ground Floor	1,866 sq ft	173.42 sq m
Basement storage/staff	1,772 sq ft	164.68 sq m
Total	3,638 sq ft	338.1 sq m

Lease

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

Rent

£85,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5- yearly upward only rent reviews.

Rates

Rateable Value	£65,500
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Interested parties are advised to make their own enquiries of the City Council.

VAT

The property is to be elected for VAT.

Energy Performance Certificate

The property currently has an energy rating B (48). Full details available on request.

Legal Costs

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

Contact

Tom Jamson
+44 (0)7769 704 493
tjamson@klm-re.com

Jack Hesketh
+44 (0)7791 154 172
jhesketh@klm-re.com

James Andrews
+44 (0)7768 865 913
jandrews@klm-re.com

Or through our joint agents

James Lankfer
Bidwells
+44 (0)7768 935 850

