

# PRIME CLASS E OPPORTUNITY TO LET CAMBRIDGE 5 MARKET HILL



## Description

The property occupies a prime trading position overlooking the busy Market Place and is situated between Market Street and Petty Cury, immediately adjacent to **Marks & Spencer**. Other nearby retailers include **Five Guys**, **Franco Manca**, **Lululemon**, **Tortilla** and **Costa Coffee**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground, basement, first, second and third floors, comprising the following approximate areas:

<b>Ground Floor</b>	849 sq. ft.	(78.87 sq. m)
<b>Basement</b>	433 sq. ft.	(40.23 sq. m)
<b>First Floor Sales</b>	513 sq. ft.	(47.66 sq. m)
<b>First Floor Storage</b>	122 sq. ft.	(11.33 sq. m)
<b>Second Floor Staff</b>	504 sq. ft.	(46.82 sq. m)
<b>Third Floor</b>	226 sq. ft.	(21 sq. m)

## Lease

A new full repairing and insuring lease is available for a term to be agreed

## Rent

# £100,000

per annum exclusive.

## Listing

We understand that the building is Grade I Listed. Further information can be provided upon request.

## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£115,000
<b>UBR (21/22)</b>	0.512p

All parties are advised to make their own enquiries to the relevant authority.

## EPC

An EPC has been commissioned. A full report is available upon request.

## Legal Costs

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

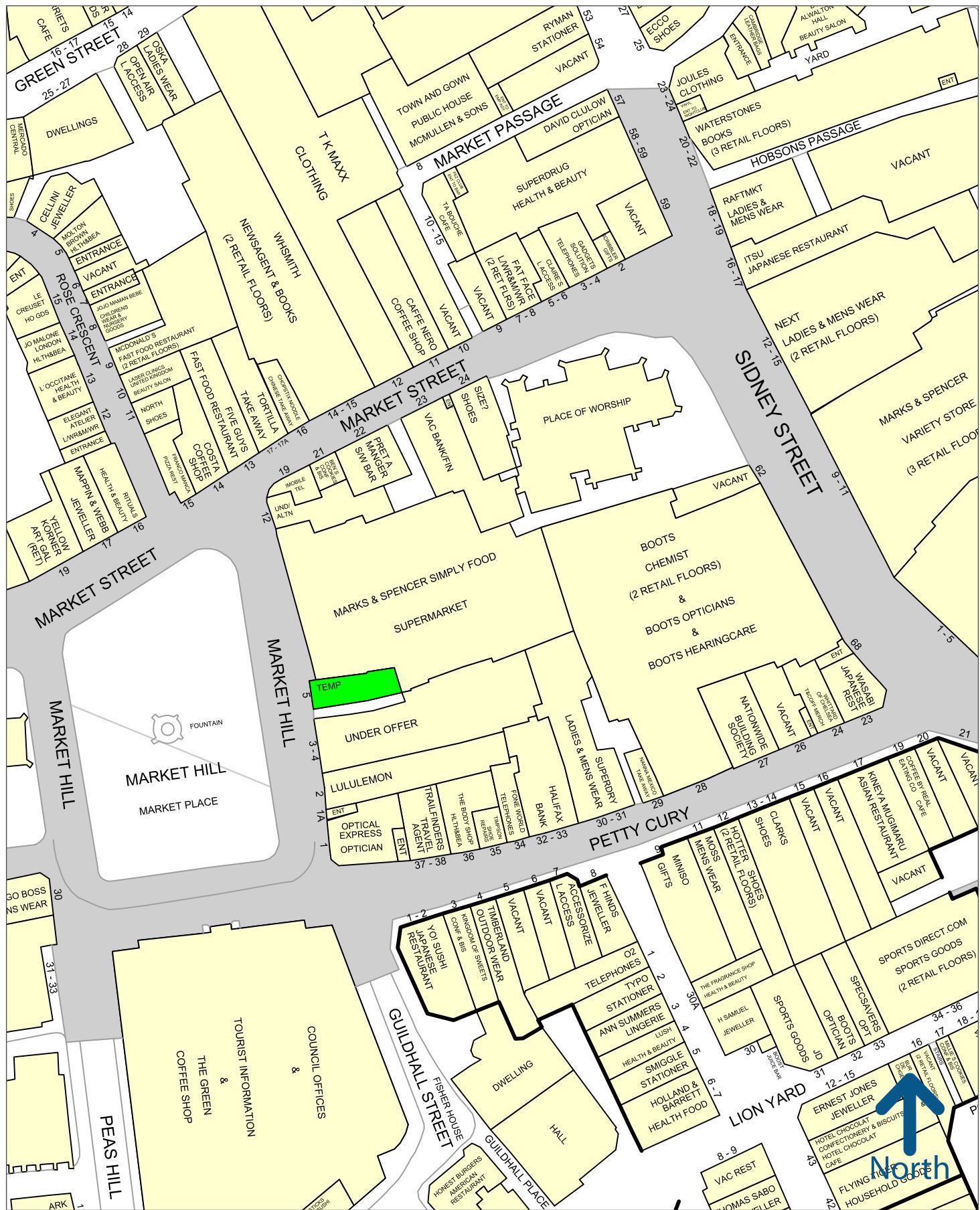
## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Harry Silcock** 07375 625623  
[harry.silcock@greenpartners.co.uk](mailto:harry.silcock@greenpartners.co.uk)

**Adam Bindman** 07825 442413  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

*Subject to Contract*



50 metres

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