

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:

Ground Floor	849 sq. ft.	(78.87 sq. m)
Basement	433 sq. ft.	(40.23 sq. m)
First Floor Sales	513 sq. ft.	(47.66 sq. m)
First Floor Storage	122 sq. ft.	(11.33 sq. m)
Second Floor Staff	504 sq. ft.	(46.82 sq. m)
Third Floor	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:

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

All parties are to be advised to make their own enquires 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
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Subject to Contract

