

# CLASS E OPPORTUNITY

# CAMBRIDGE

## 36 PETTY CURY

### Description

Cambridge's historic core shopping area is centred around Petty Cury, Sidney Street and Market Hill. Footfall generators such as Boots, Marks & Spencer, Next, TK Maxx and John Lewis all occupy flagship stores in close proximity. Lion Yard and Grand Arcade offer modern retailing that feeds into the prime retail circuit.

The property occupies a prime position on Petty Cury nearby to the entrance of Grand Arcade. Nearby retailers include **Miniso**, **Halifax**, **Oseyo**, **Moss Bros**, **Wasabi** and **Tesco Express**.

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

### Accommodation

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

<b>Ground Floor Sales</b>	776 sq. ft.	(72.09 sq. m)
<b>Ground Floor Ancillary</b>	184 sq. ft.	(17.09 sq. m)
<b>First Floor</b>	446 sq. ft.	(41.43 sq. m)
<b>Second Floor</b>	261 sq. ft.	(24.24 sq. m)
<b>TOTAL</b>	<b>1,667 sq. ft.</b>	<b>(154.86 sq. m)</b>

### Lease

Available for a new lease, term to be agreed. Subject to vacant possession.

### Rent

# £125,000

per annum exclusive.



### Business Rates

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

<b>Rateable Value</b>	£68,000
<b>UBR (24/25)</b>	0.546p

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

### EPC

An EPC report has been commissioned. This will be available upon request.

### Legal Costs

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

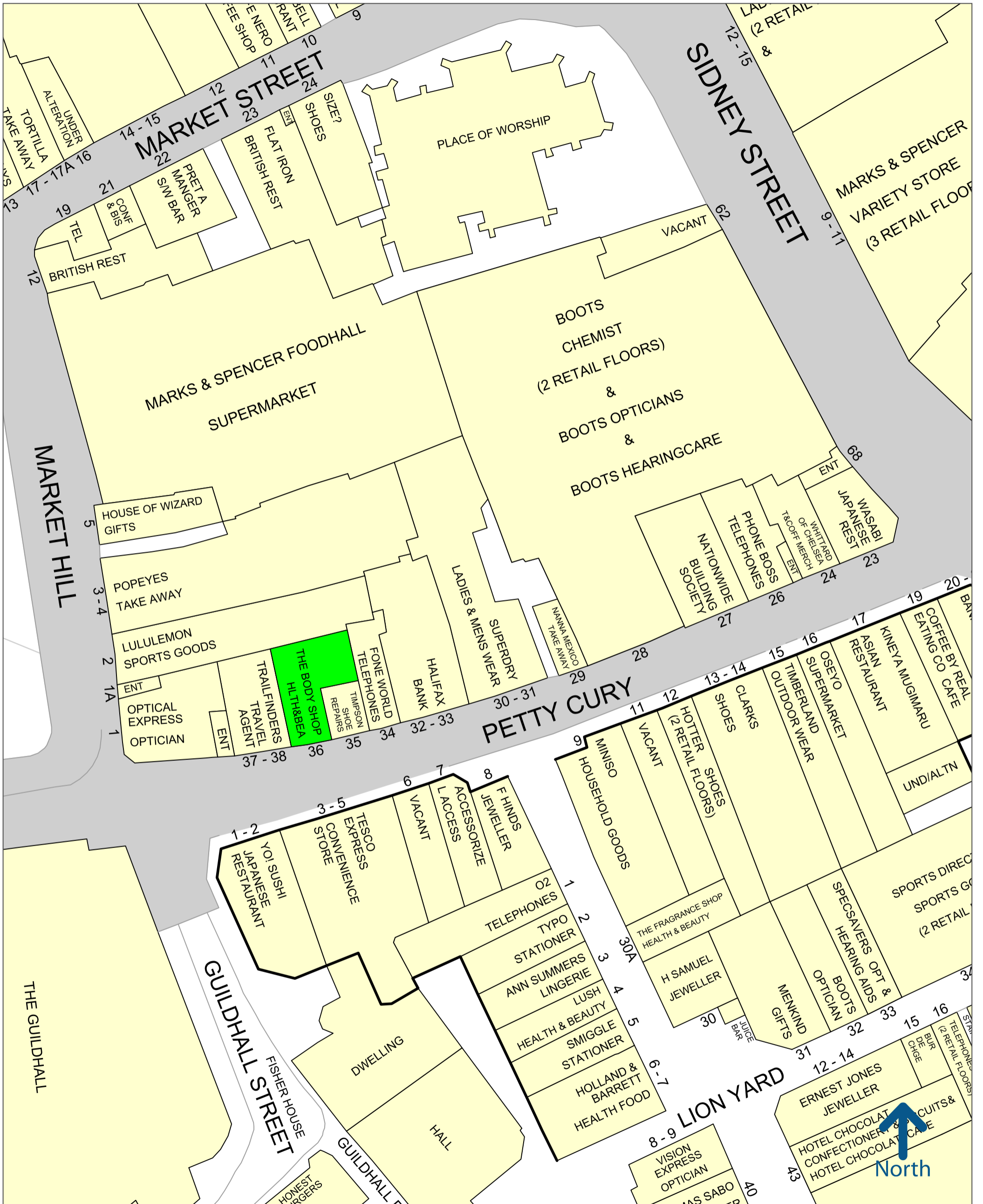
### Viewing

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

**Freddie King**                      **07545 386694**  
[freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)

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

Subject to Contract



25 metres

Experian Goad Plan Created: 31/07/2024

Created By: Green and Partners

