



Retail Unit - Cambridge Station

TO LET - RETAIL UNIT

Cambridge Station
CB1

Fantastic opportunity in a great location at busy Cambridge Station. Unit available in a shell specification. Would suit Restaurant or Bar user.

Location:

Cambridge railway station is the principal station serving the city of Cambridge in the east of England. The station is managed by Greater Anglia. Cambridge is noted for having the third-longest platform on the network in England and It is the thirteenth busiest station in the UK outside London.

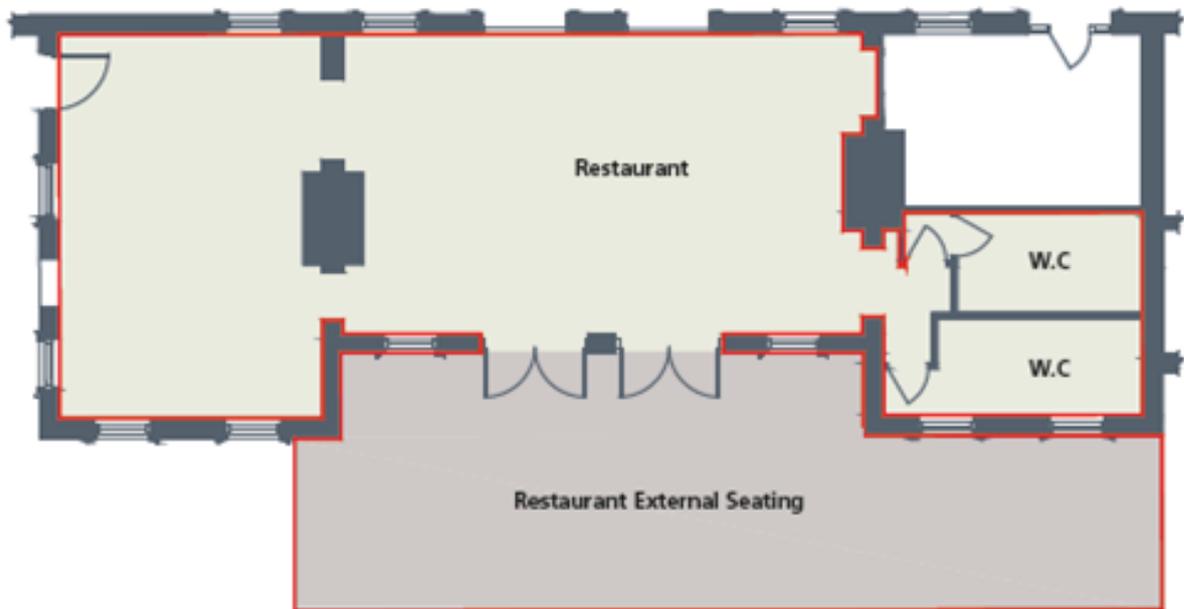
Cambridge is one of the most used stations in East of England. *The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 11 million for 2019/20.

11m +

Annual station footfall*

ADVANCE  VENTURES

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Restaurant | Bar

Property:

Recently renovated shell and core retail unit in attractive Listed building available at Cambridge Station. External seating will be available under license.

Unit Size:

Retail Unit: 111.5 sq.m. 1,200 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

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EPC:



Inspection:

Viewings can only be made with prior arrangement by contacting

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