



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE

SHOP TO LET

36 FITZROY STREET, CAMBRIDGE, CB1 1EW

LOCATION

Cambridge is an attractive and historic university city approximately 55 miles north of London.

The Grafton area is located less than ½ mile east of the city centre. The subject property is prominently located, adjacent to Superdrug and close to the main entrance to the **Grafton Shopping Centre** with its 1,200 space car park. Retailers in the immediate vicinity include **Primark, Next, Boots, River Island and Gail's Bakery.**

ACCOMMODATION

The property provides excellent accommodation on ground, basement, first and second floors with the following approximate areas:-

Ground Floor:

Sales	1,567 sq ft	145.58 sq m
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First Floor:

Ancillary	1,315 sq ft	122.17 sq m
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Second Floor:

Ancillary	230 sq ft	21.37 sq m
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TENURE

The property is offered by way of a new full repairing and insuring lease, for a length of term to be agreed, at a rental of **£70,000** pax, subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£56,000** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. Further details are available upon request.

VAT

The property is not elected for VAT and VAT will not be payable on the rent.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint sole agents:-

Francis Darrah Chartered Surveyors

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Andrew Benton & Co

Contact: Andrew Benton
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SUBJECT TO CONTRACT

September 2023

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

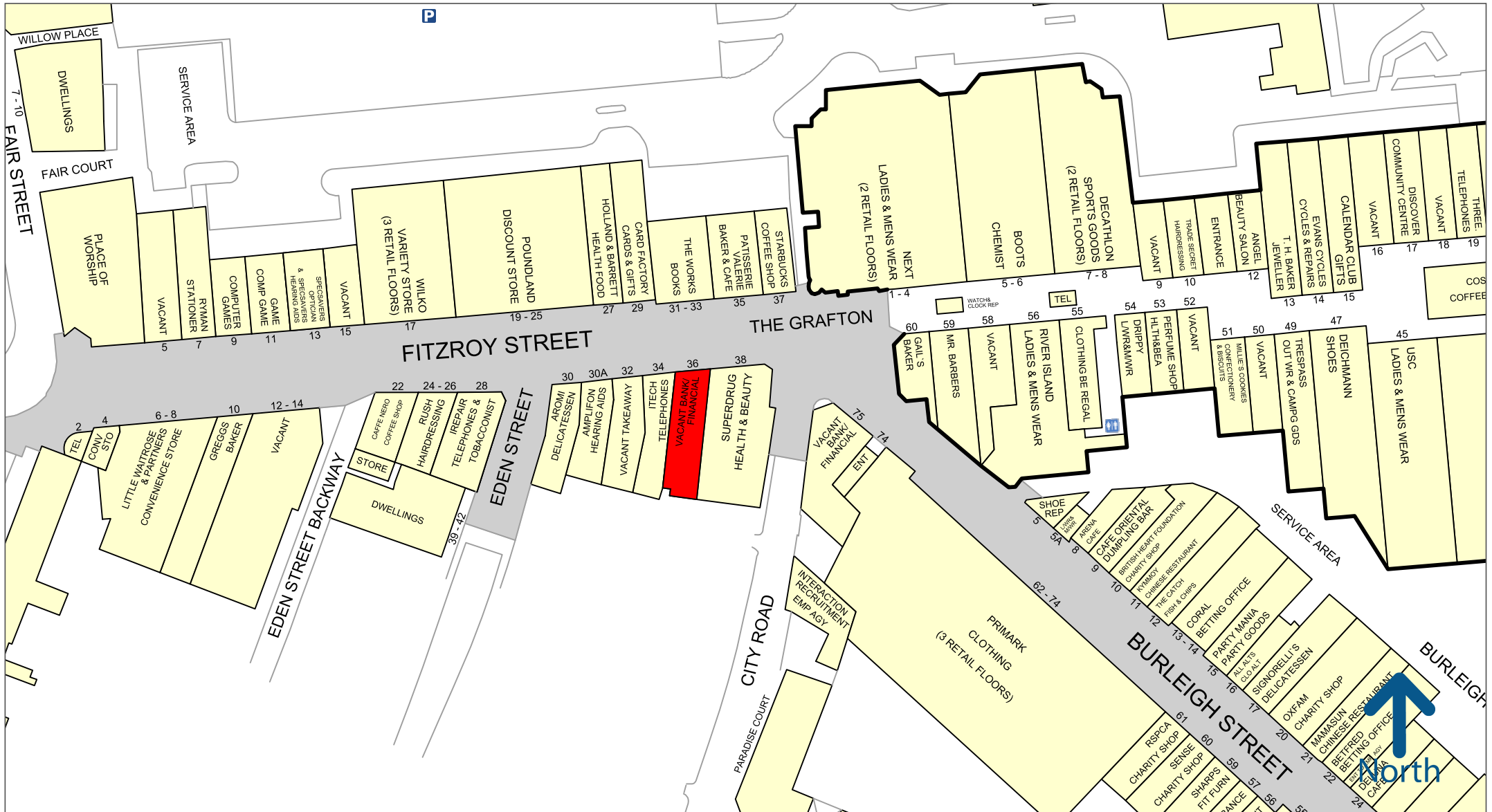
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RETAIL



Experian Goad Plan Created: 11/05/2023

Created By: Francis Darrah

For more information on our products and services:

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