

# CAMBRIDGE

## 17 Fitzroy Street, Cambridge CB1 1ER

### SHORT TERM OPPORTUNITY



#### LOCATION

Cambridge is an affluent city and considered one of the most desirable locations in the UK.

The unit is located on Fitzroy Street, adjacent to the entrance to The Grafton Shopping Centre. Adjacent occupiers include **Poundland**, **Little Waitrose**, **Primark** and **Superdrug**.

The subject property is an attractive [Grade II] listed property with galleried upper floors.

#### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	<b>4,722 sq ft</b>	<b>438 sq m</b>
First Floor:	<b>4,100 sq ft</b>	<b>381 sq m</b>
Second Floor:	<b>4,104 sq ft</b>	<b>381 sq m</b>
Third Floor Office:	<b>3,719 sq ft</b>	<b>345 sq m</b>
Basement:	<b>3,932 sq ft</b>	<b>365 sq m</b>
<b>Total:</b>	<b>20,577 sq ft</b>	<b>1,912 sq m</b>

#### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed. There is to be an annual landlord break from June 2027.

#### RENTAL

Please contact the agents.

#### SERVICE CHARGE

£3,062 pa.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2023:	<b>£143,000</b>
UBR 2024/25:	<b>54.6p</b>
Estimated Rates Payable:	<b>£78,078 pa</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

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

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

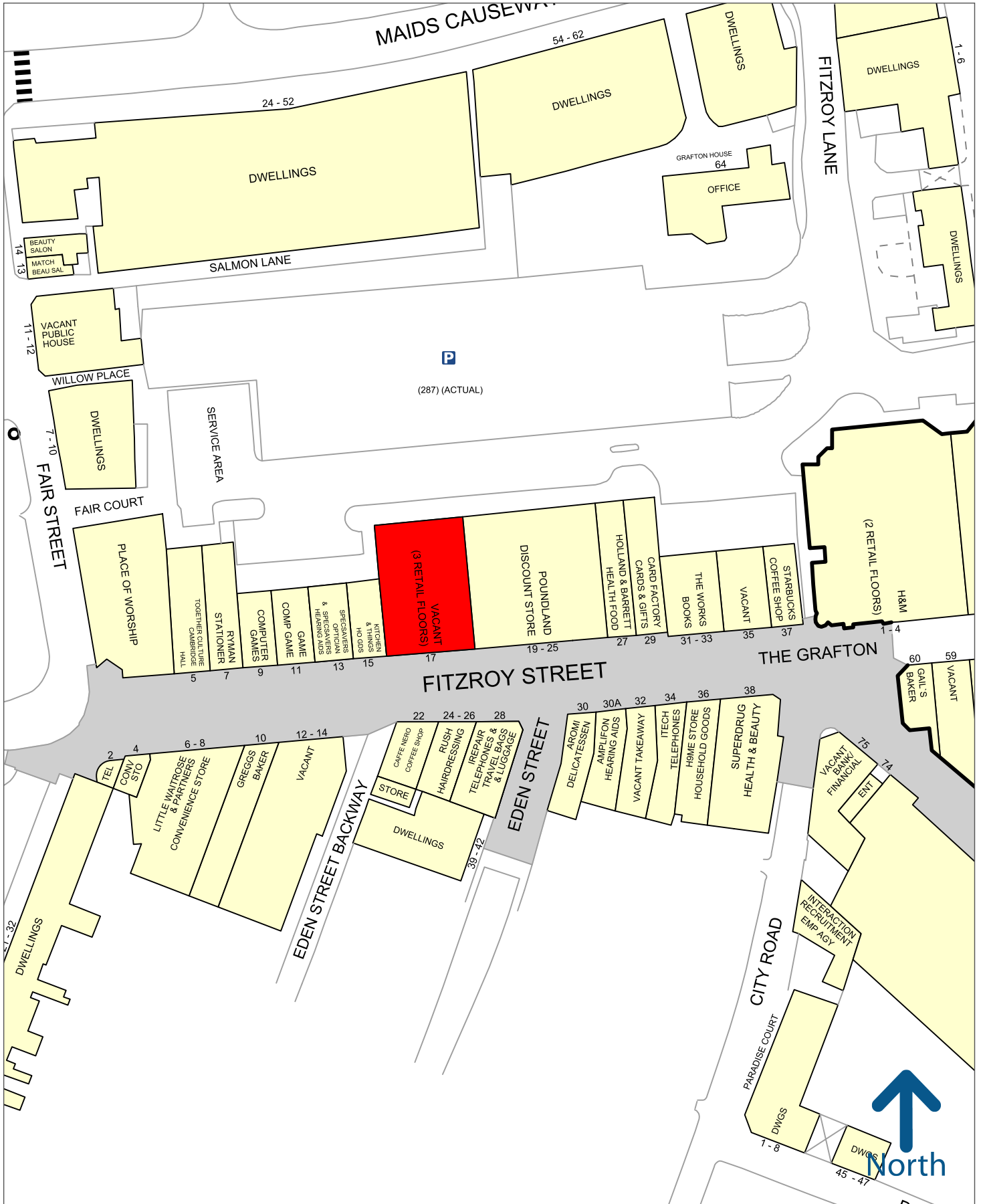
#### Filippa Mudd

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Or via our joint agent, Bidwells.

Date: SEPTEMBER 2024



50 metres

Experian Goad Plan Created: 19/09/2024  
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