

Cinema, Grafton Centre, Cambridge, CB1 1PS

8 Screen Cinema to Let



Summary

Location

Cambridge is considered one of the most affluent cities in the UK. The Cambridge catchment contains 910,000 residents and 284,000 shoppers and is affluent with 44% being ranked in two of the most affluent ACORN profiles – 39% above UK average. Cambridge has a large student population attracting over 30k students, along 17 million visitors each year.

The Cinema (8 Screens) opportunity is located within The Grafton Shopping Centre. The Shopping Centre is due to be re-purposed into Life Sciences with some retail will remaining. This will therefore be a standalone site in the future with adjacent F&B units.

The cinema closed in June 2025. It comprises 8 Screens (approx. 515 seats as previously arranged). Previous tenant has removed certain operational items and therefore an incoming tenant will need to satisfy themselves on the condition.

Additional Information

Lease Term

A new effectively full repairing and insuring lease for a term to be agreed.

Rental Guide

£640,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT

Service Charge

For the current year £36,360 plus insurance of £12,250.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £210,000 Interested parties are advised to make their own enquiries of the City Council.

Legal costs

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

EPC

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Accommodation

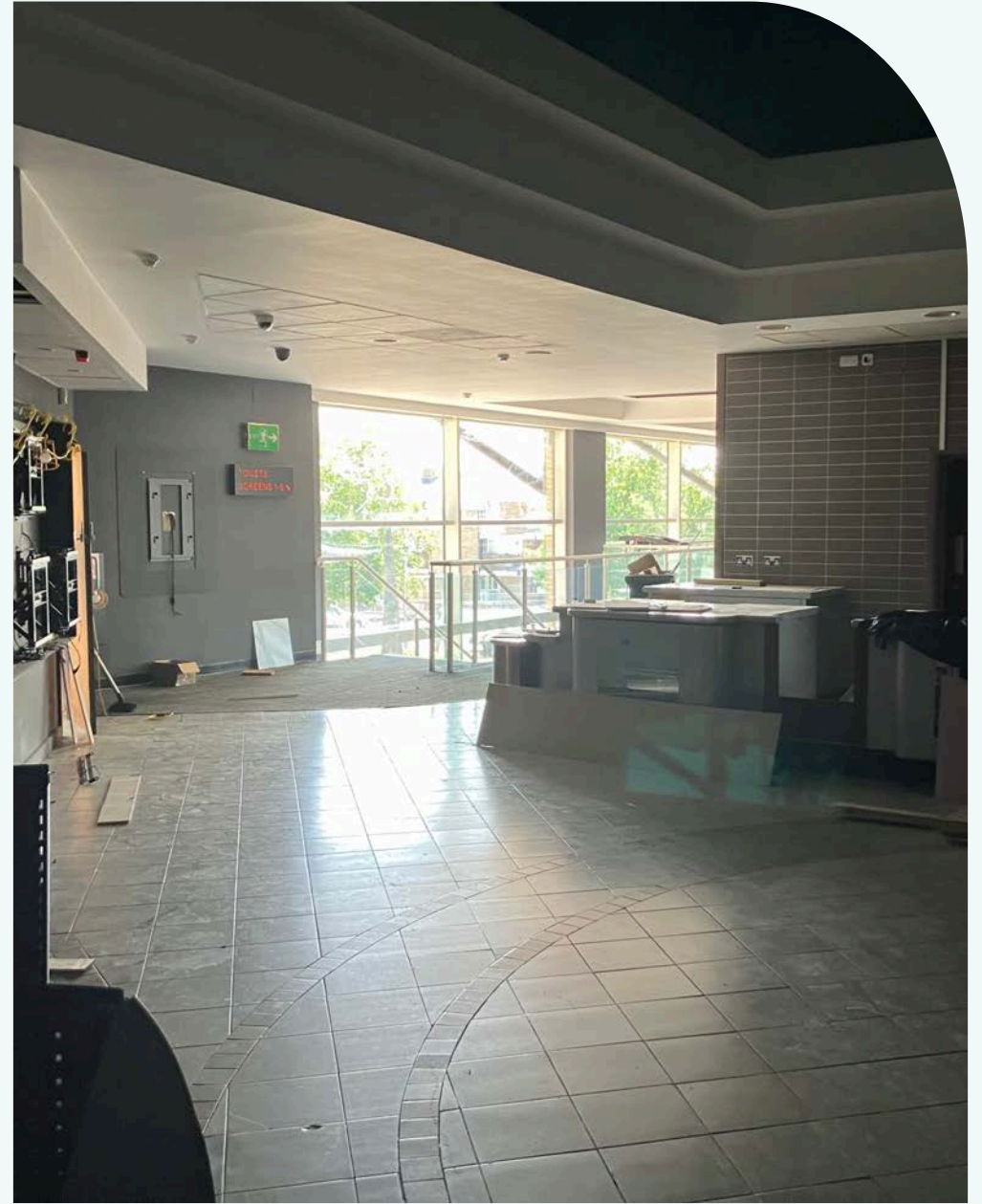
The premises areas as below. Customer access is via the atrium (first floor level). The property is arranged on first floor, ground floor and second floor with the following approximate areas:

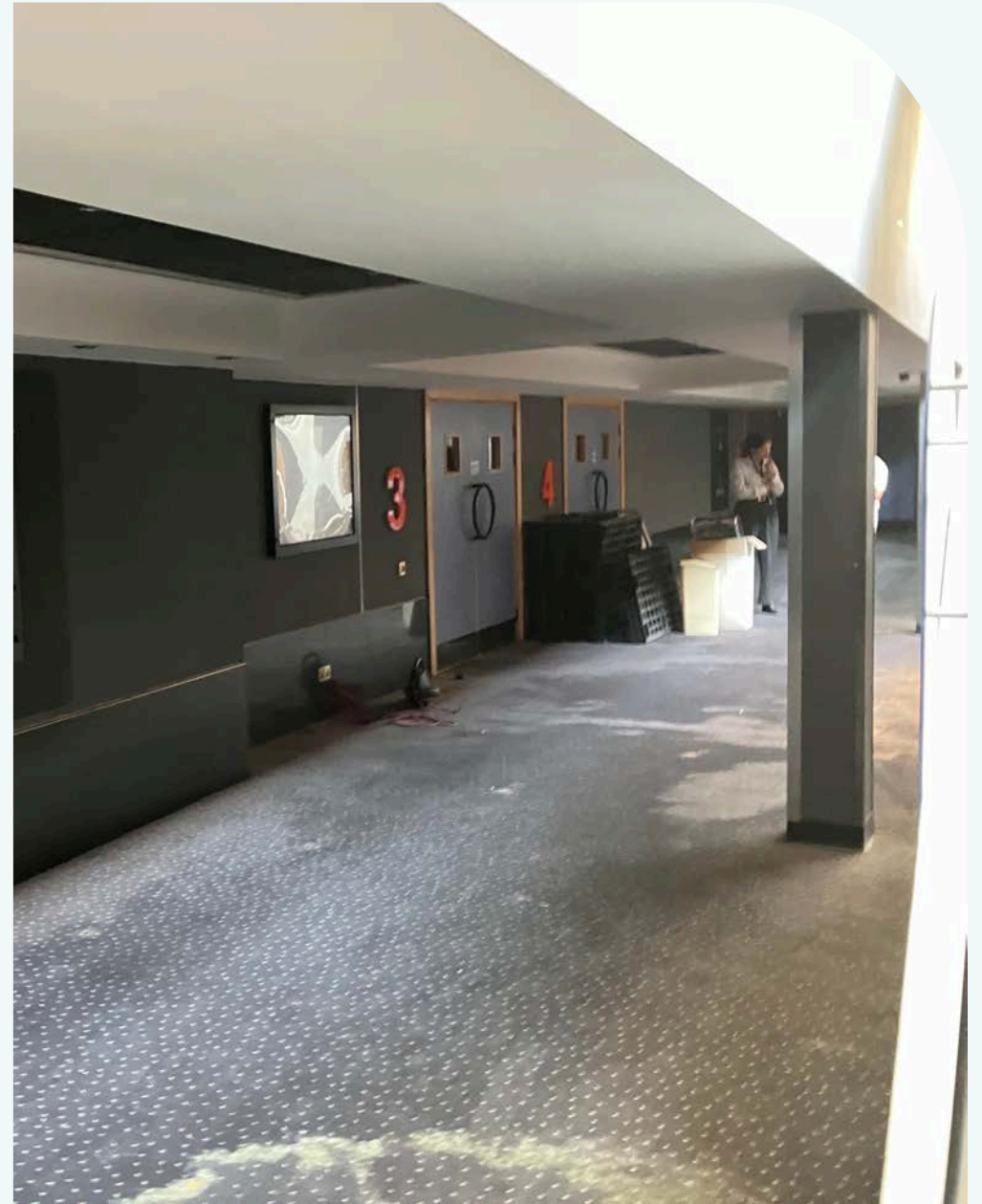
Level	Sq m	Sq ft
00 Ground Floor	1,402	15,095
01 First Floor	1,526	16,436
02 Second Floor	448	4,824
Total	3,376	36,355

There are customer and staff WC facilities throughout the building.

Previous Seat Count

Screen	Seat Count
Auditorium 1	43
Auditorium 2	43
Auditorium 3	51
Auditorium 4	51
Auditorium 5	47
Auditorium 6	52
Auditorium 7	100
Auditorium 8	128
Total	515



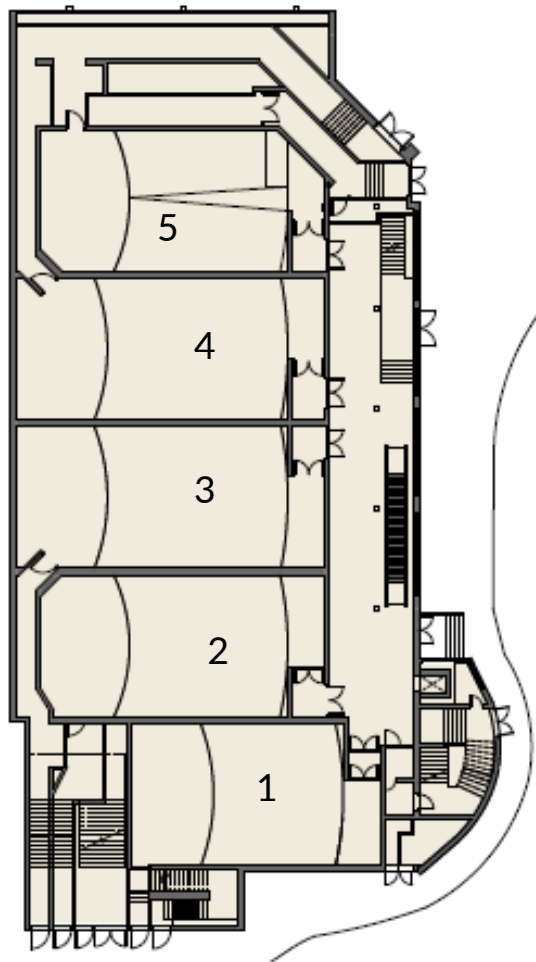




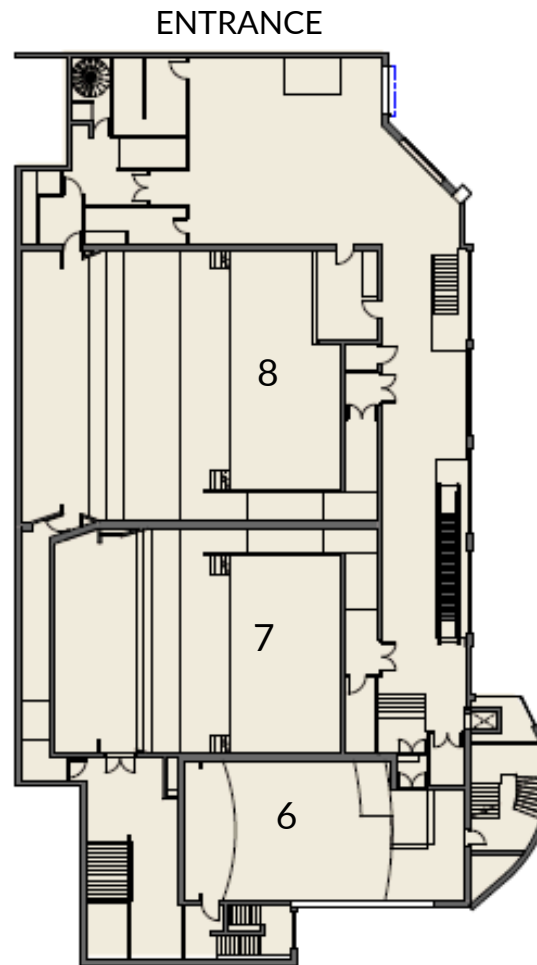
Location



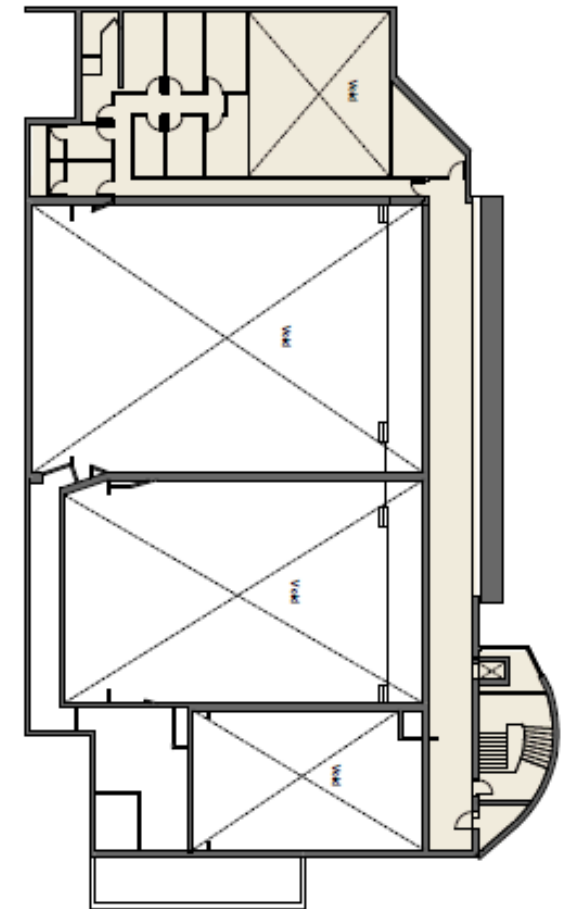
Plans



LEVEL 00



LEVEL 01



LEVEL 02

Redevelopment

The development will provide approx. 673,000 sq. ft NIA of mixed use accommodation across labs, retail, F+B, amenity and a 130 bed hotel. Plus extensive new public realm linking the existing retail leading to Fitzroy Street. Further details on request.



Redevelopment



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All viewing should be made strictly via prior appointment

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