

# CAMBRIDGE

## 17 Burleigh Street, Cambridge CB1 1DG

### PRIME RETAIL UNIT- TO LET



#### LOCATION

Cambridge is an affluent city and considered one of the most 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.

Burleigh Street is located West of the main entrance to the Grafton Centre, and is a 10 minute walk from the city centre. The Grafton centre is in the process of being repurposed into life sciences.

The property occupies a prominent position on Burleigh Street opposite **Primark** and **Sharps** and adjacent to **Oxfam**.

#### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor: **1,536 sq ft**      **142.7 sq m**

#### LEASE TERM

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

#### RENTAL

£45,000 pa

#### SERVICE CHARGE

£230 pa To be confirmed.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2026:	<b>£36,750 pa</b>
UBR 2026/27: Estimated	<b>38.2p</b>
Rates Payable:	<b>£14,038.50 pa</b>

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

From April 2026, the revised rateable value for this property is £36,750.

#### 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: April 2026

