



Retail Uses Only (no hot food takeaways)

- Unit 1 - Under offer to Opticians
- Unit 2 - **VACANT - Ground Floor 939 sq. ft (89.1 sq. m)**
- Unit 3 - Let to Dorringtons Bakers
- Unit 4 - Under offer to Barbers

**UNIT 2,
100 HIGH STREET,
CHERRY HINTON
CAMBRIDGE,
CB1 9HT
SHOP TO LET**

In Brief

- Brand-new, purpose-built retail units owned by **Cambridge City Council**.
- **Immediately available to fitout.**
- **Shell unit** specification.
- Prominent **glass frontage**.
- Situated within **established residential** area with high footfall.

Location

The development is situated on Cherry Hinton High Street; a well populated street with good local amenities such as a **Leisure Centre**, **Library** and **Primary School**, as well as an interesting **mix of retail and food and beverage operators**.

The frontage is opposite national retailers such as **Tesco Express**, **Cambridge Building Society**, **EACH Charity shop** and **Morrisons**. Local independents include **Glam House** (beauty), **Cherry Hinton & Kumar Pharmacies** and **Winners Oriental mini-market**.

The nearby food offering includes **Domino's Pizza** and **Dorringtons Bakers**, as well as independent takeaways **Cherry House**, **Golden Bridge & Indish**.

Retail Uses

Retail uses within the 'E' classes use but restricted to no hot food. Further detail upon request.

Lease

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years.

Rent Review

Upward only rent review on the 5th anniversary of the Lease.

Rental Guide

£28,500 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Legal Costs

The Council would seek a contribution to its legal costs incurred in the transaction.

VAT

The property is elected for VAT.

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EPC

The property has an energy rating of A (18). Full details available upon request.

Service Charge

There will be a service charge for the shared services and utilities.

Accommodation

The premises are arranged on ground floor with the following approximate areas:

Ground floor	939 sq. ft	(89.1 sq. m)
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The unit is to be handed over in shell specification, with shop front, one fitted accessible toilet to the rear, and capped services to the unit. Further detail available upon request.

The tenant is to fully fit out the unit.

Business Rates

Rateable Value 2024	To be assessed.
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Interested parties are advised to make their own enquiries of the City Council.

Enquiries and Viewings

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INTERNAL IMAGES



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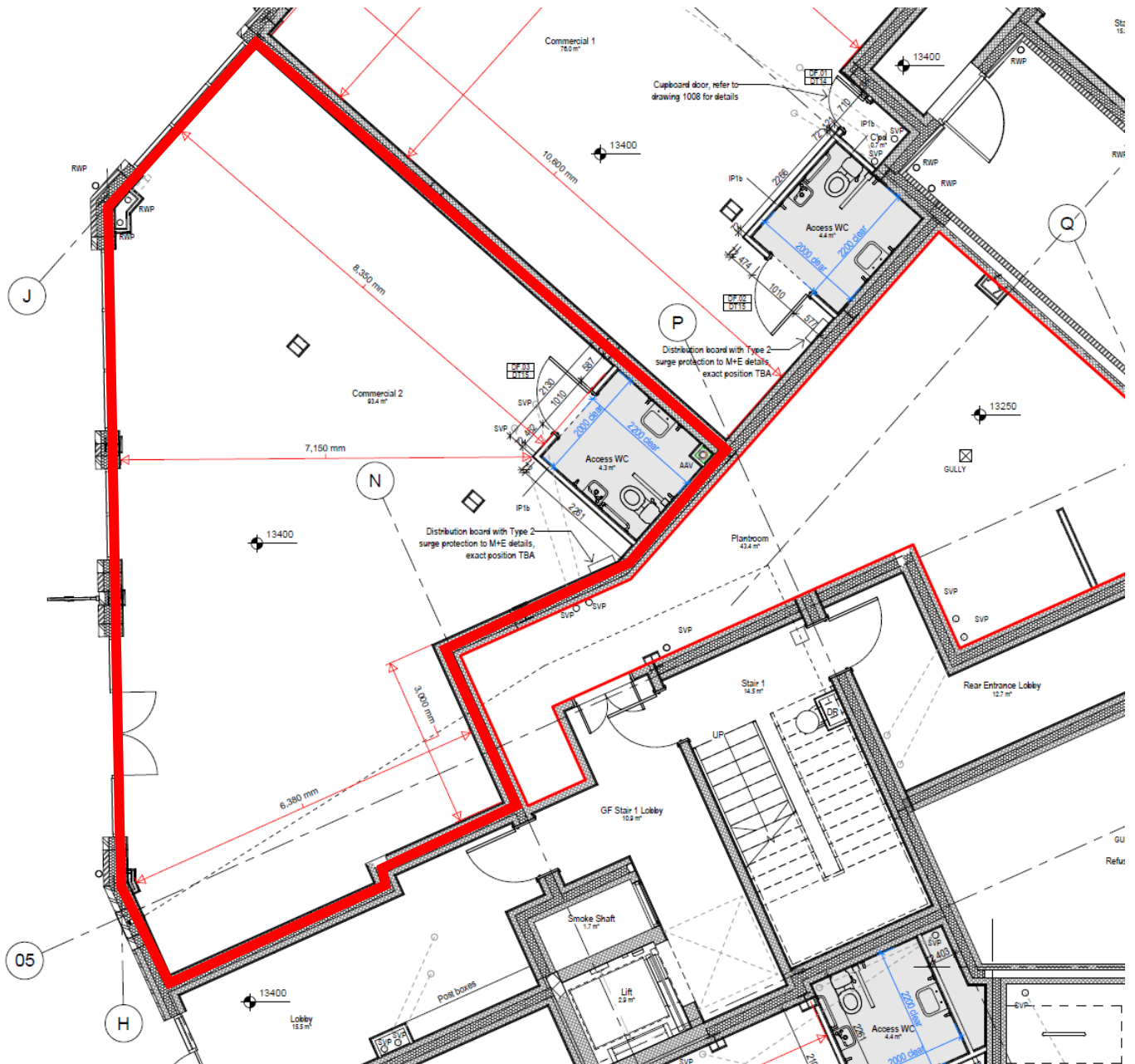
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FLOOR PLAN

Not to scale.



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OCCUPIERS	
1	LADBROOKES
2	GOLDEN BRIDGE (T-AWAY)
3	KUMAR PHARMACY
4	MORRISONS
5	DOMINO'S
6	THE CAMBRIDGE BUILDING SOCIETY
7	THE CHILDRENS SOCIETY
8	TESCO EXPRESS
9	CHERRY HOUSE
10	BETFRED
11	WINNERS ORIENTAL SUPERMARKET
12	INDISH TANDOORI
13	EACH CHARITY SHOP
14	CAMBRIDGE DENTAL
15	CHERRY HINTON PHARMACY
16	LIBRARY
17	CHERRY HINTON VILLAGE & LEISURE CENTRE
18	SCHOOL



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