



Ground Floor 1,478 sq ft (137.31 sq m)

55 THE GRAFTON CAMBRIDGE CB1 1PS PRIME SHOP TO LET

In Brief

- £28m upgrade
- New restaurant quarter
- New stores for Decathlon, H&M, River Island and Gail's Bakery
- New 18,000 sq ft Pure Gym
- 1,150 car spaces

The Grafton

The 500,000 sq ft shopping centre is owned by Legal & General who have undertaken a £28.5m refurbishment to provide a full retail and leisure offer.

This includes the development of a new restaurant quarter at first floor level adjoining Vue Cinema for occupiers such as **Amelie**, **Chi**, **Burger Priest** and **Skewer** and new stores for **H&M** and **Decathlon**.

Existing anchor stores in the scheme include the **Debenhams**, **Next** and **Boots** and the centre has **1,150 car parking spaces**.

Location

The unit is situated close to the main entrance opposite **Decathlon** and **Boots**, adjoining **River Island** and close to **Next**.

Accommodation

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

Internal Width	22 ft 0 in	6.70 m
Shop Depth	65 ft 7 in	20.00 m
Ground Floor	1,478 sq ft	137.31 sq m

The unit has been finished to a 'white box' specification and is therefore available for immediate occupation.

Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

Rental

Upon application.

Service Charge

The estimated service charge for the current year is £14,500.



EPC

To be assessed.

Business Rates

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

RV (2023) £44,750

However, interested parties are advised to make their own enquiries of the City Council (01223 457705).

Legal Costs

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

Enquiries

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