



Café/Restaurant or Retail

Ground Floor	1,456 sq. ft (135.26 sq. m)
Basement	993 sq. ft (92.25 sq. m)
TOTAL	2,449 sq. ft (227.51 sq. m)

**1-2 BRIDGE STREET,
CAMBRIDGE,
CB2 1UA**

CAFÉ/RESTAURANT OR RETAIL TO LET

In Brief

- **Iconic corner location with high footfall** of residents, tourists, and students.
- Nearby food offerings include **Byron, Kibou, and The Orator**.
- Retailers include **Cotswold Outdoor, Mountain Warehouse, Trespass, Fopp Records** and **Sainsbury's**.
- Close proximity to **Park Street** re-development which provides a **225-space public car park with 270 cycle spaces** (now open) and a new **229-room aparthotel**.
- Partially **fitted out** as a **café** (widening to restaurant or retail uses may be considered).

Location

The property is located on a prominent corner within the historic heart of Cambridge on **Bridge Street** and **Sidney Street**. Both streets are principal walkways with **high footfall**, leading to the **River Cam** and various restaurants.

Nearby retailers include **Sainsbury's**, **Cotswold Outdoor**, **Seven Wolves**, **House of Cavani**, newly opened **Trespass**, and food offerings include **Kibou**, **Byron**, **Crosstown Doughnuts** and **The Orator**.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£65,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Business Rates

The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £66,000

Interested parties are advised to make their own enquiries of the City Council.

Timing

Effectively immediately available.

VAT

The property is elected for VAT.

Legal Costs

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



Accommodation

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

Ground Floor	1,456 sq. ft (135.26 sq. m)
Basement (store/staff)	993 sq. ft (92.25 sq. m)
TOTAL	2,449 sq. ft (227.51 sq. m)

3D Survey is available upon request.

There is a lift from ground to basement level. The staff and WC facilities are in the basement.

Fixture and Fittings

The unit will be let as seen, details upon request.

EPC

The property has an energy rating E (106). Full details available on request.

Enquiries and Viewings

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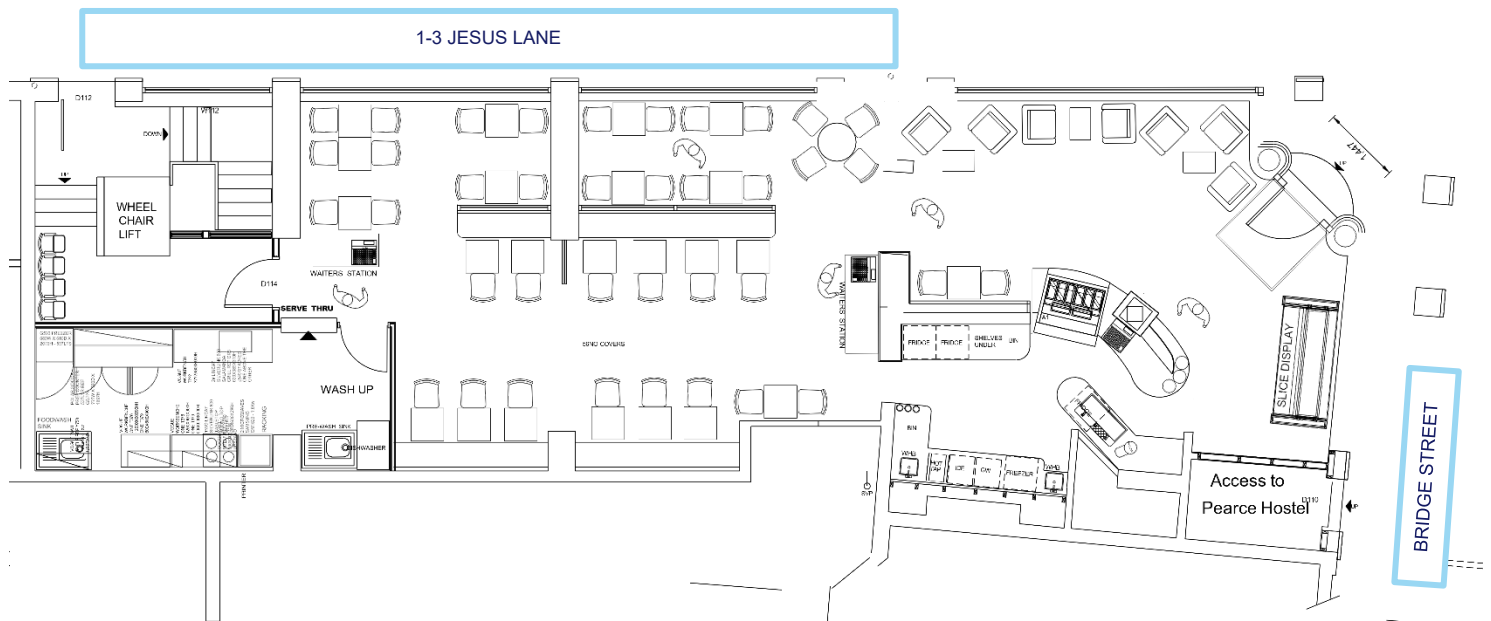
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FLOOR PLAN:

NOTE: Plan not to scale.



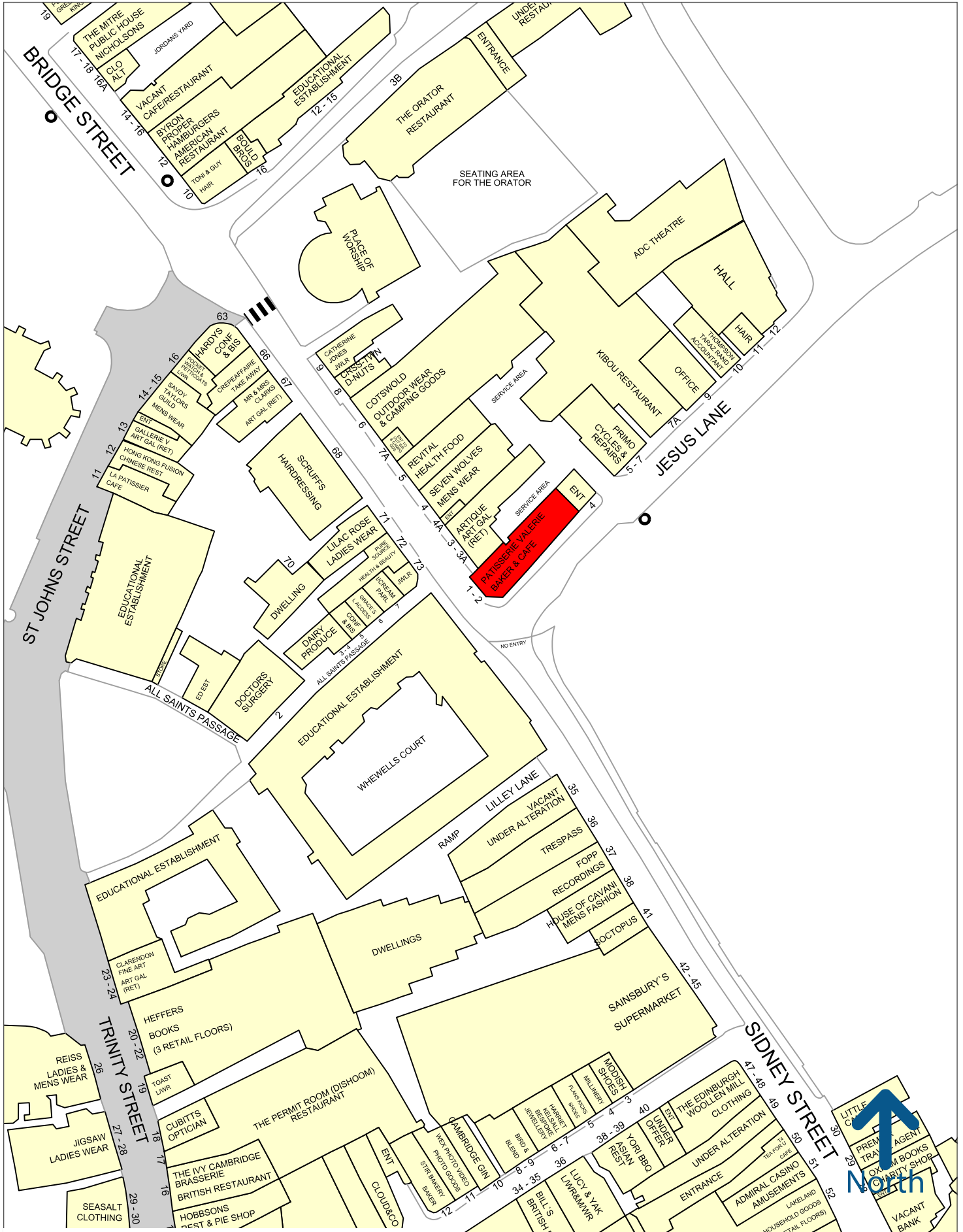
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50 metres

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