



Proposed shop front (subject to planning).

## Retail/Restaurant (Class E Use)

Ground Floor	1,959 sq. ft (181.99 sq. m)
Basement storage/staff	1,837 sq. ft (170.66 sq. m)
<b>Total</b>	<b>3,796 sq. ft (352.65 sq. m)</b>

### In Brief

- **Prime** location leading to bustling tourist area.
- Available on a **new lease**.
- Former bank.
- To benefit from **improvement works** to the shop front including the front door and widows.
- Close to **Sainsbury's, House of Cavani, Soctopus, Cotswold and Fopp Records**.
- **Rear loading** access.

**35 SIDNEY STREET,  
CAMBRIDGE, CB2 3HY  
PRIME RETAIL UNIT TO LET**



### Location

The property is situated on the corner of Sidney Street which connects the busy tourist area of Bridge Street with the prime retail core.

The City's main food store **Sainsbury's** is a significant nearby footfall driver and other occupiers in the vicinity include **House Of Cavani, Soctopus, Cotswold** and **Fopp Records**.

Nearby independent retailers include **The Cambridge Cheese Company, Soho Fine Art Cambridge**, and **Lilac Rose**.

### 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

£85,000 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 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023 £65,500

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

### VAT

The property is to be elected for VAT.

### EPC

Awaiting further information. Full details available on request.

### Legal Costs

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

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### Accommodation

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

Ground floor sales	1,959 sq. ft (181.99 sq. m)
Basement	1,118 sq. ft (103.86 sq. m)
Access Ramp (ground floor)	75 sq. ft (7.00 sq. m)
<b>Total</b>	<b>3,077 sq. ft (285.85 sq. m)</b>

There are staff and W.C. facilities in the basement and the unit benefits from rear/side access.

### Planning

The Landlord has planned works to be carried out in 2024 to remove the previous fixtures and fittings and make into a good condition as well as revisions to the shop front (i.e. combine the front windows, replace the front door and reinstate the bollards).

Further detail upon request.

### Enquiries and Viewings

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[Matt.hallam@bidwells.co.uk](mailto:Matt.hallam@bidwells.co.uk)





#### Important Notice

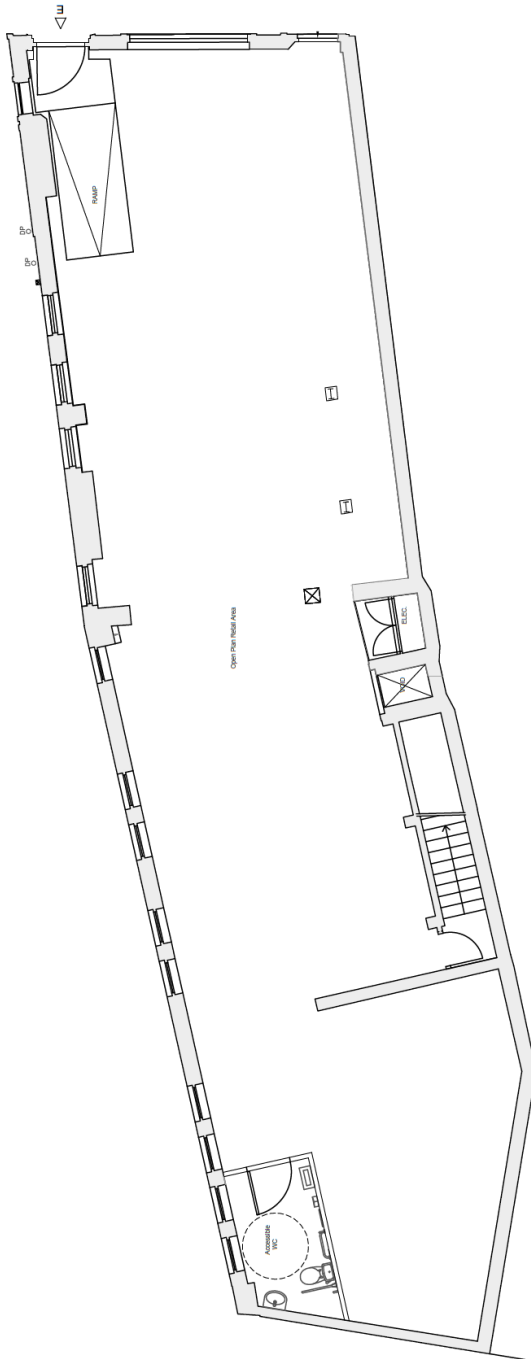
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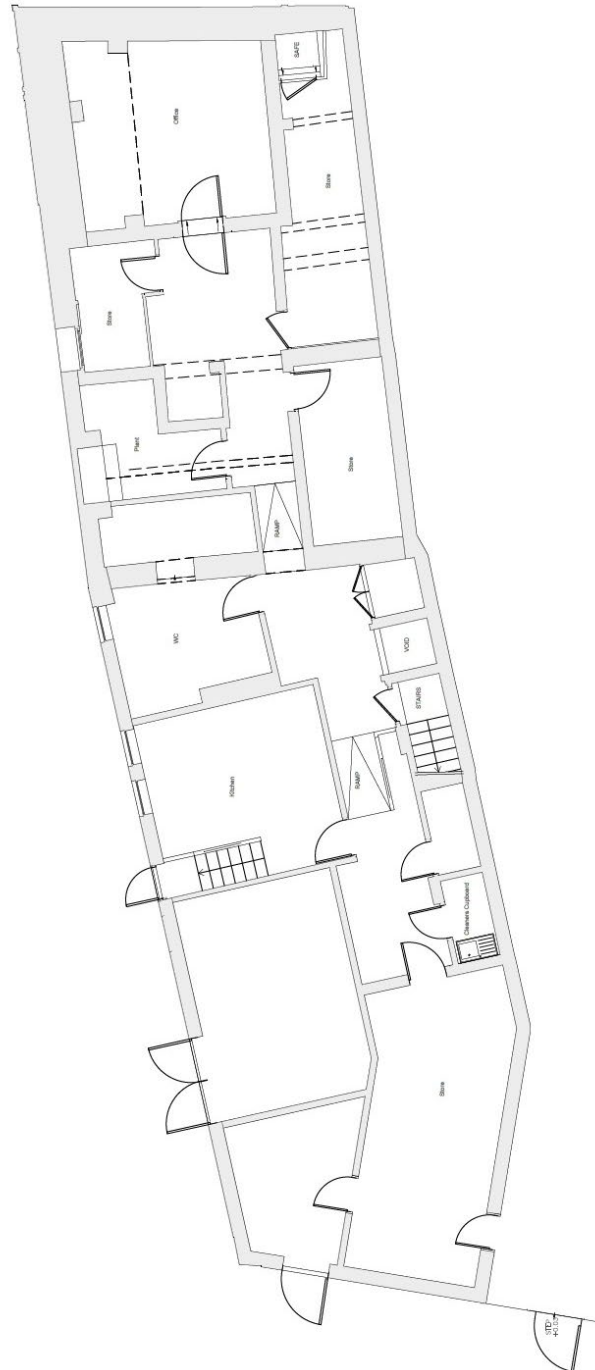
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**FLOOR PLANS:**  
GROUND FLOOR:



BASEMENT:



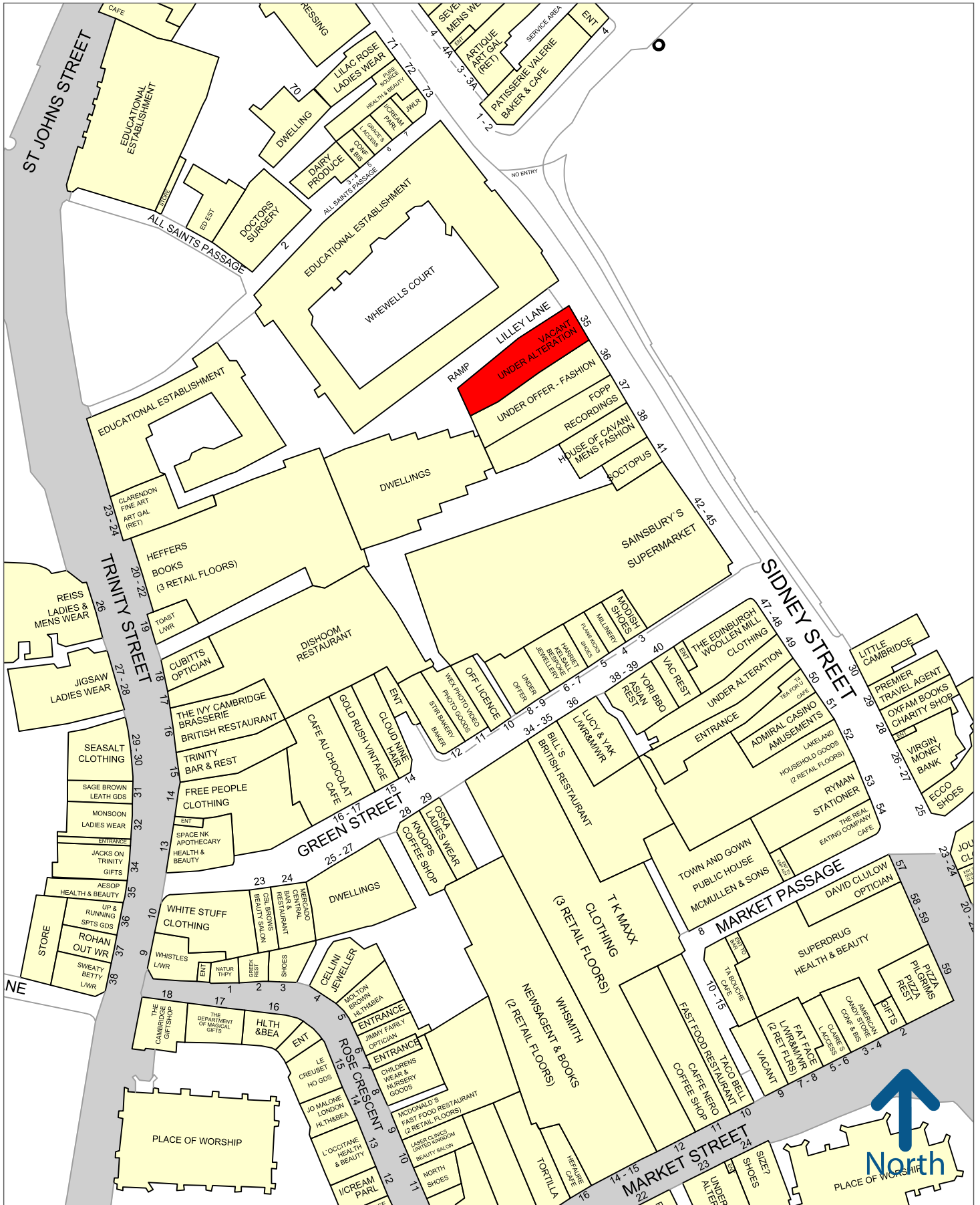
**PLANS NOT TO SCALE.**

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50 metres

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