



## Retail

Ground Floor	2,872 sq. ft	(266.8 sq. m)
First Floor	1,334 sq. ft	(123.9 sq. m)
Second Floor	773 sq. ft	(71.8 sq. m)
Third Floor	425 sq. ft	(39.4 sq. m)
Basement	1,103 sq. ft	(102.5 sq. m)
<b>TOTAL</b>	<b>6,507 sq. ft</b>	<b>(604.4 sq. m)</b>

## In Brief

- Close to the **Grand Arcade** and **Lion Yard**
- Prime location close to **H&M**, **Ted Baker** and **Zara**
- Substantial **ground floor**
- Widens to **39 ft** after **23 ft**
- **New lease**

**6 ST ANDREWS STREET,  
CAMBRIDGE,  
CB2 3AX  
SHOP/CLASS E UNIT TO LET**

### Location

The property is situated on a busy stretch of St Andrews Street opposite **Christ's Lane** and between the entrances to **Lion Yard** and **Grand Arcade**.

Other occupiers in the immediate vicinity include **H&M**, **Ted Baker**, **Cambridge Building Society** and **Zara**.

### Lease

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

### Rental Guide

£175,000 per annum, exclusive of business rates, service charge and VAT.

### 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 £132,000

However, this currently includes the second and third floors.

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries of the City Council.

### EPC

The property has an energy rating D (81) Full details are available on request.

### 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 over five floors with the following approximate dimensions/areas:

Internal width front	22 ft	6.69 m
Internal width remainder	39 ft	11.89 m
Ground floor	2,872 sq. ft	266.80 sq. m
First floor	1,334 sq. ft	123.90 sq. m
Second Floor	773 sq. ft	71.8 sq. m
Third Floor	425 sq. ft	39.4 sq. m
Basement	1,103 sq. ft	102.50 sq. m
<b>TOTAL</b>	<b>6,507 sq. ft</b>	<b>604.4 sq. m</b>

There are staff and WC facilities on the first floor. Landlord has removed former Tenants' fixtures and fittings and decorated the upper floors.

### Enquiries and Viewings

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## GROUND FLOOR:



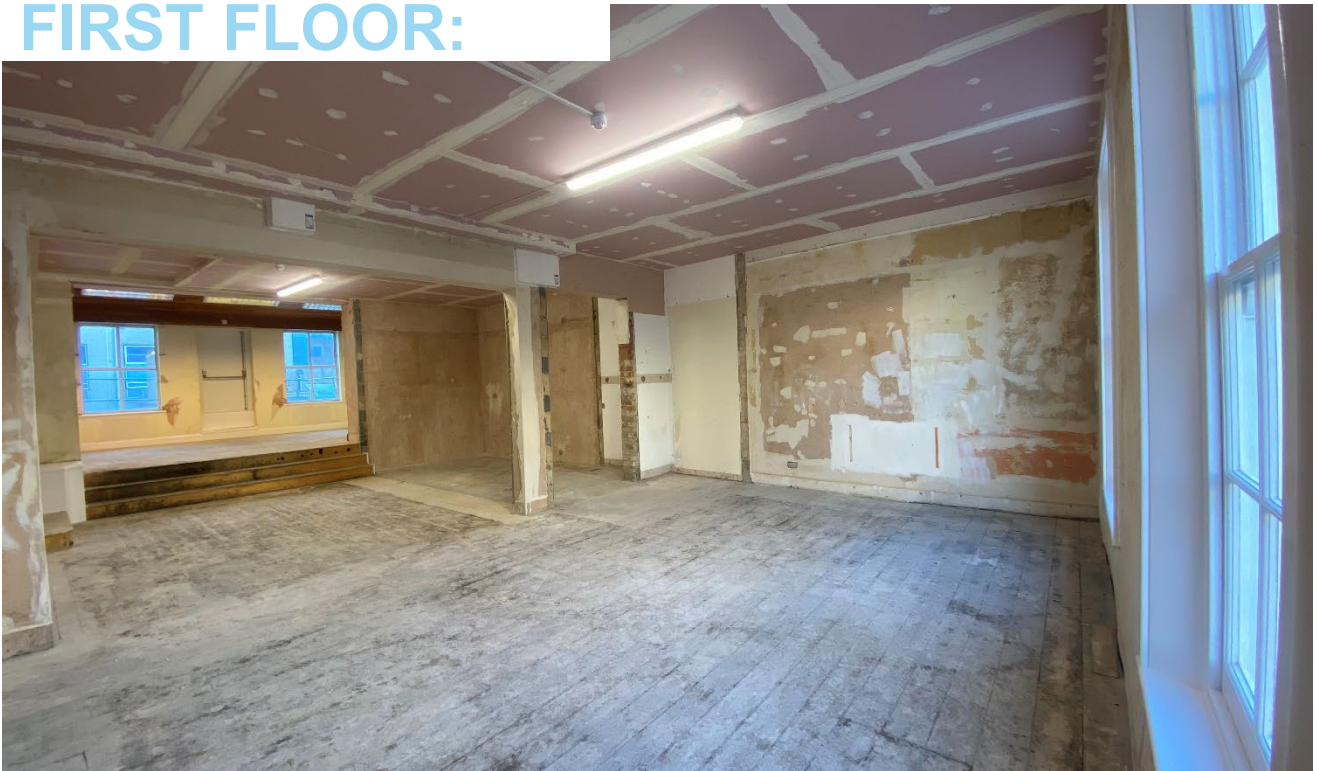
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## FIRST FLOOR:



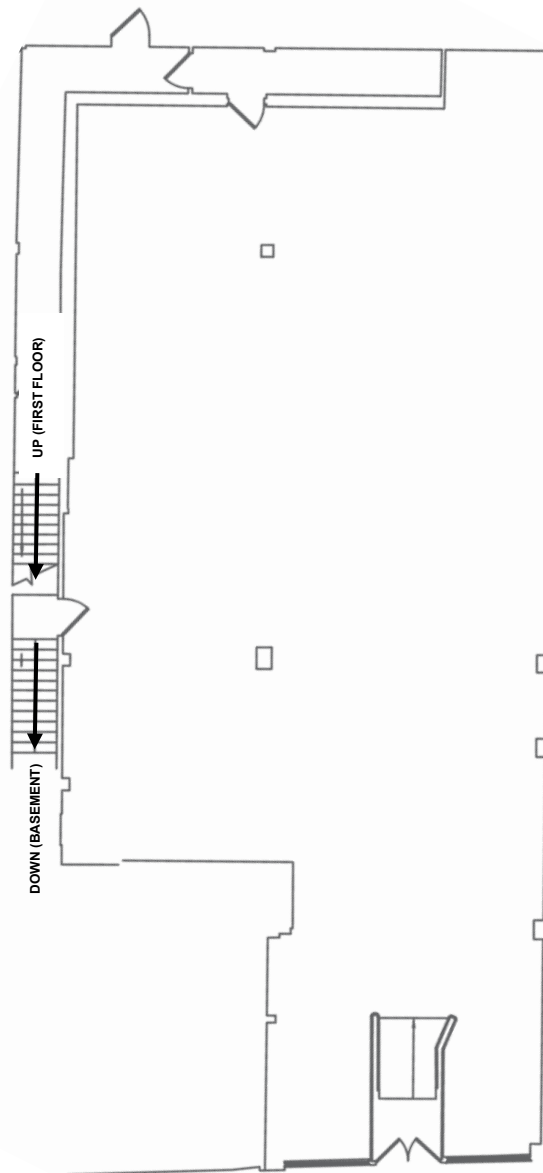
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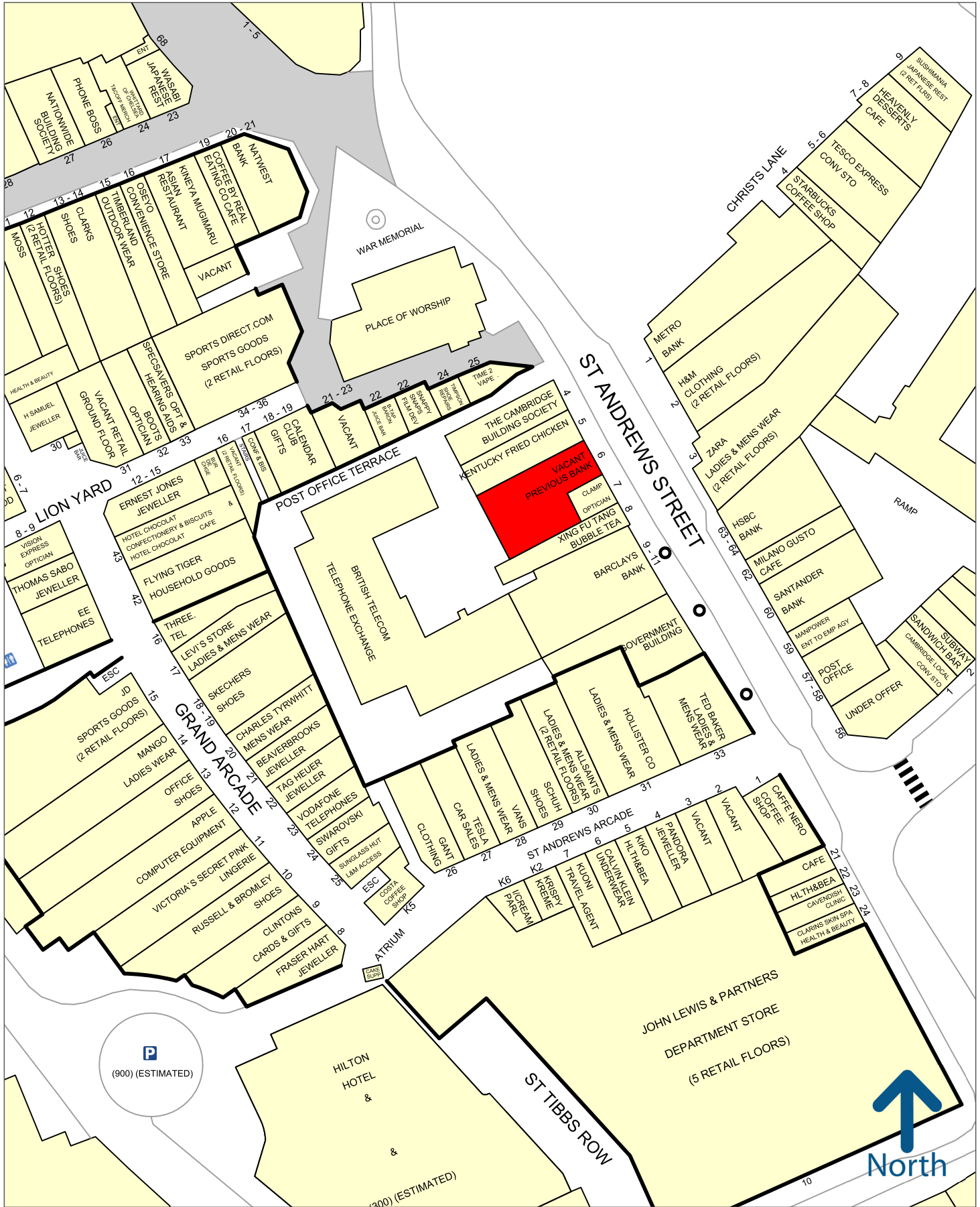


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50 metres

Experian Goad Plan Created: 24/01/2024  
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