



**TUNWELLS COURT,
33 & 34 TRUMPINGTON STREET, CAMBRIDGE, CB2 1QY
TWO RETAIL SHOPS TO LET | 257 SQ. FT AND 330 SQ. FT – UNDER OFFER**


BIDWELLS

LOCATION

The premises are situated on one of the principal arterial routes into Cambridge. They are located directly opposite the world-famous Fitzwilliam Museum with very high footfall and close to Browns, Hotel Du Vin.

The nearby Grand Arcade shopping centre is just 5-minutes' walk and Trumpington Street leads into King's Parade and the Market Street.

Nearby restaurant offerings include Little Rose, Hotel Du Vin and Browns. The neighbouring commercial provision includes Hot Numbers, Pages Coffee House, as well as Fitzwilliam Pharmacy and many University and Cambridge College buildings.

In brief:

- Grade II listed property.
- Refurbished in 2018.
- Period features.
- Available on new Leases.
- Trumpington Street is the main road towards the Grand Arcade car park.



SUMMARY



The Premises

A stunning renovation of a 16th Century, Grade II listed building comprising two retail shops and five college flats above.

The two shops form the front of the medieval avenue of houses built in the 16th Century. From the late 18th century, it was occupied by the Tunwell family of Bakers.

The recent restoration of Tunwell's Court fully restored the buildings, exposing a number of old features and the shops' original character.

Lease

The two properties are available on new effectively full repairing and insuring leases outside the Landlord & Tenant Act 1954 for a term to be agreed.

Use

E class seeking occupiers whose use is complimentary to the building and the flats above.

Demise

For specific accommodation details please refer to later pages in the brochure.

The premises share rear bin storage.

Rates

Details for each demise are on the pages within this brochure. All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPCs

As both 33 & 34 are Grade II Listed Buildings EPCs are not required.

Postcode

CB2 1QY

33 TRUMPINGTON STREET – UNDER OFFER

Ground floor only

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

Frontage	11 ft	(3.36 m <i>narrowing at the rear</i>)
Front room depth	12 ft	(3.85 m)
From room	138 sq. ft	(12.8 sq. m)
Rear room	108 sq. ft	(10.0 sq. m)
Kitchen	11 sq. ft	(1.0 sq. m)
TOTAL	257 sq. ft	(23.8 sq. m)

In addition, there are WC facilities to the rear of the unit.

Note: Due to the historic nature of the building and sympathetic refurbishment, only limited changes to the existing finishes will be permitted.

Rental Guide

£13,000 per annum exclusive of business rates and VAT, payable quarterly in advance and subject to rent reviews 5-yearly upward only.

Business Rates

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

Rateable Value 2023 £0



34 TRUMPINGTON STREET

Ground floor only

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

Frontage	12 ft	(3.77 m)
Front room depth	13 ft	(4.05 m)
From room	174 sq. ft	(16.1 sq. m)
Rear room	138 sq. ft	(12.8 sq. m)
Kitchen	18 sq. ft	(1.6 sq. m)
TOTAL	330 sq. ft	(30.6 sq. m)

In addition, there is a kitchen and WC to the rear of the unit as well as a rear access doorway.

Note: Due to the historic nature of the building and sympathetic refurbishment only limited changes to the existing finishes will be permitted.

Rental Guide

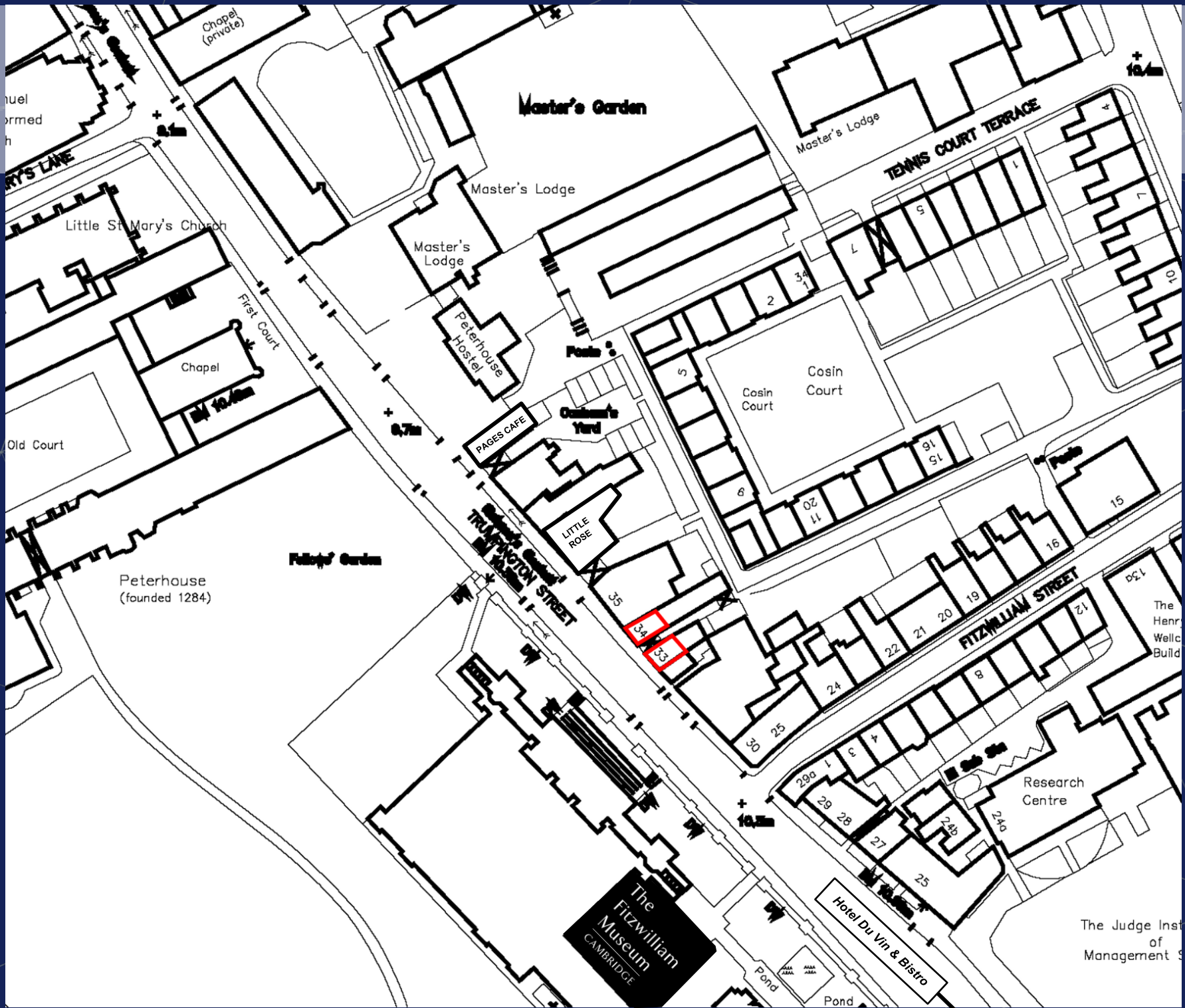
£16,750 per annum exclusive of business rates and VAT, payable quarterly in advance and subject to rent reviews 5-yearly upward only.

Business Rates

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

Rateable Value 2023 £5,700





FLOOR PLANS

34

33



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Enquiries

James Lankfer
01223 559558
james.lankfer@bidwells.co.uk

Matt Hallam
07442 634355
matt.hallam@bidwells.co.uk

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