



*The unit's demise outline above is for indication only and is not the confirmed area.*

## Retail Space – final unit (C) remaining.

Ground floor 1,328 sq. ft. (123.5 sq. m)

# UNIT C, 6-18 KING STREET, CAMBRIDGE, CB1 1LN FINAL RETAIL UNIT TO LET

### In Brief

- Redevelopment by Christ's College.
- Final unit **immediately available**.
- **Retail only.**
- Neighbouring food offering and retailers such as **Flannels fashion, Tindall's Art & Graphics, The Locker Café, Cambridge BrewHouse** and **Liquor Loft** and restaurant.
- **Shell specification** with shop fronts, raised floor and capped services.



### Availability

A part-new and part-refurbished building comprising of retail on the ground floor and student accommodation above. Unit C is the last unit available (Units A, B & D are under offer).

### Location

King Street is a short distance from Sidney Street and forms a link between the historic core and the Grafton Centre. The street boasts a thriving retail community with a wide mix of specialist independent retailers including **Flannels fashion, Tindall's Art & Graphics,** and food and beverage occupiers such as **The Locker Café, Cambridge BrewHouse** and **Liquor Loft and Restaurant.**

### Lease

Lease will be outside the Landlord and Tenant Act 1954, Part II Sections 24-28, for a term of 10-years on full repairing, decorating and insuring basis.

### Rental Guide

The rental guide for Unit C is £40,000 per annum exclusive of business rates and VAT.

### EPIC

Further details upon request.

### Business Rates

The property will need to be assessed following the refurbishment works. Interested parties are advised to make their own enquiries to the City Council (01223 457000).

### Specification

The unit will be handed over in a shell condition with shop fronts, raised floor and capped services.

Incoming tenants will be responsible for the supply of meters.

### Timing

The property is immediately available following Landlord's approval of works and shop front signage.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

The property is elected for VAT.

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**INDICATIVE/PROPOSED FLOOR PLAN. NOT TO SCALE.**



**Accommodation**

The premises are arranged over ground floor only. Indicative dimensions taken from plans as follows:

UNIT		DIMENSIONS		FLOOR AREA
A – UO	Width	39 ft 1 in	(11.90 m)	1,566 sq. ft. (145.5 sq. m)
	Depth	44 ft 7 in	(13.60 m)	
B - UO	Width	23 ft 7 in	(7.20 m)	953 sq. ft. (88.5 sq. m)
	Depth	45 ft 10 in	(13.74 m)	
<b>C</b>	<b>Width</b>	<b>28 ft 4 in</b>	<b>(8.80 m)</b>	<b>1,328 sq. ft. (123.5 sq. m)</b>
	<b>Depth</b>	<b>45 ft 3 in</b>	<b>(13.80 m)</b>	
D - UO	Width	13 ft 1 in	(4.00 m)	237 sq. ft. (22.0 sq. m)
	Depth	18 ft 0 in	(5.50 m)	
				Rear storage 158 sq. ft. (14.5 sq. m)

**Enquiries and Viewings**

James Lankfer  
01223 841841

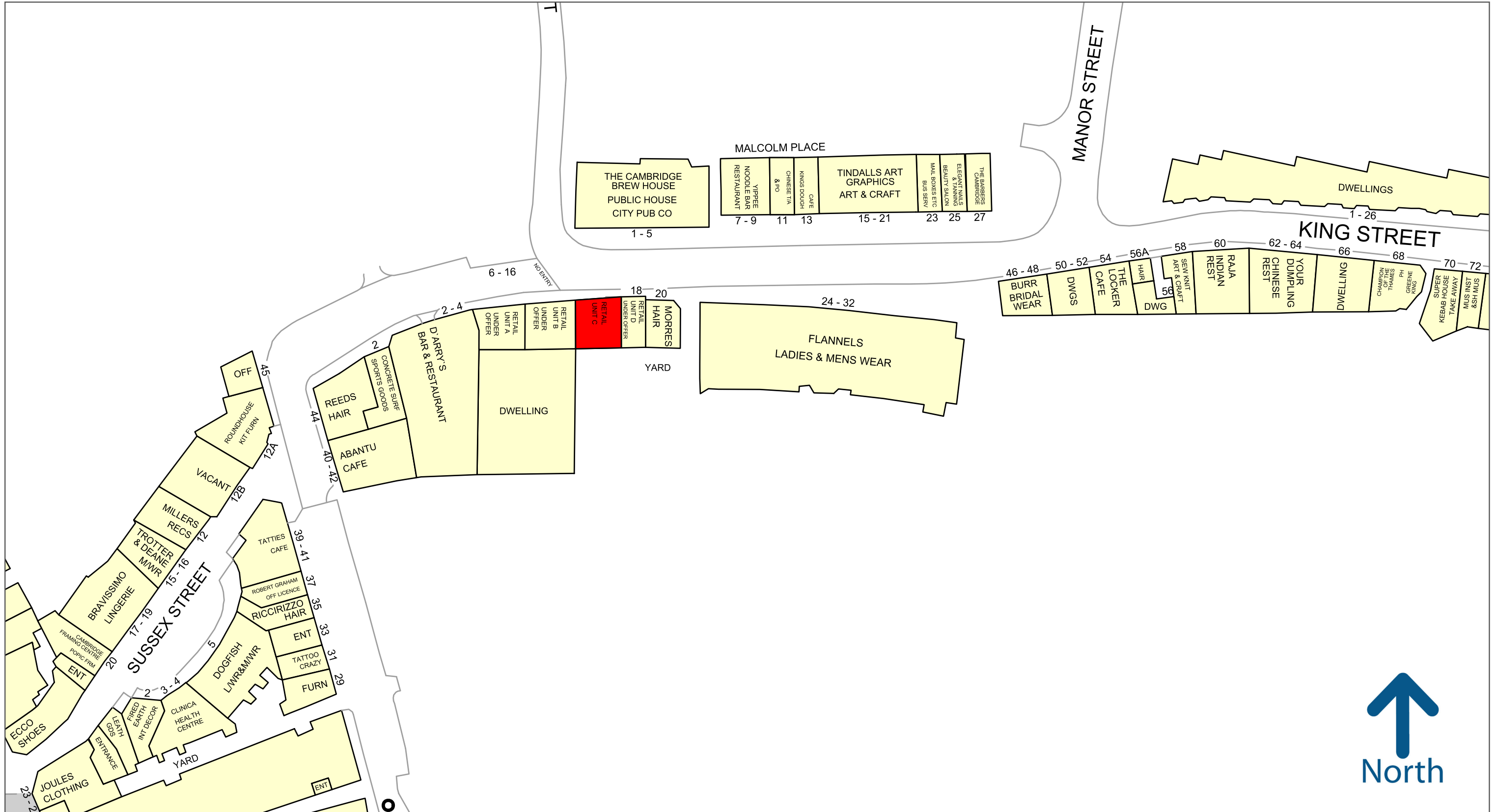
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50 metres

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