

Cambridge

5&6 Market Street

Class E Opportunity- Subject to Vacant Possession



Location

The subject property is strategically located on Market St, one of the principle high street pitches in Cambridge alongside Sidney Street and Petty Cury. The subject property occupies a highly visible location onto junction with Sidney St. Nearby occupiers include Fat Face, Size?, TK Maxx, Urban Outfitters, Pret A Manger, and Next

Demise

The property is arranged over multiple floors with the following approximate net internal floor areas:

Ground Floor Store	586 sq ft	54.44 sqm
First Floor Ancillary	273 sq ft	25.36 sqm
Second Floor Ancillary	415 sq ft	38.55 sqm
Third Floor Ancillary	415 sq ft	38.55 sqm
Total	1,689 sq ft	156.90 sqm

*There is a trapdoor to the basement area which isn't used.

Tenure

Subject to vacant possession, the premises are available by way of a new FRI lease, subject to 5 yearly upwards only rent reviews.

Rent

£110,000 per annum exclusive.

Rates

Rateable Value	£63,500
Rates Payable	£35,243 p.a.

Interested parties are advised to make their own enquiries to Cambridge City Council on 01223 457000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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