



Retail

Ground Floor	843.29 sq. ft (78.34 sq. m)
Basement	739.24 sq. ft (68.68 sq. m)
TOTAL	1,582.53 sq. ft (147.02 sq. m)

4-5 PEAS HILL, CAMBRIDGE, CB2 3PP SHOP TO LET

In Brief

- High footfall location for **tourists** and **students**.
- A prominent city centre location benefitting from the **Arts Theatre** next door and multiple high-quality restaurants such as **Zizzi**, **Aromi**, **Pint Shop**, **Giggling Squid**, and **Pho**.
- Moments away from key shopping areas such as the **Market Square**, **Lion Yard** and **The Grand Arcade**.

Location

Situated within the heart of Cambridge, the premises benefits from strong tourist trade from the **Guildhall** and **Cambridge Arts Theatre District**.

The premises is directly adjoined to the Arts Theatre and benefits from nearby food operators and cafes such as: **Aromi**, **Pint Shop**, **Brewdog**, **Zizzi**, and **Giggling Squid**.

The nearby retail offering features independents such as **Ark**, **Market stall traders**, as well as high street names like **Hugo Boss** and **Anthropologie** toward the Market Square.

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

£42,500 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 2023 assessment on their website (www.voa.gov.uk) is as follows:

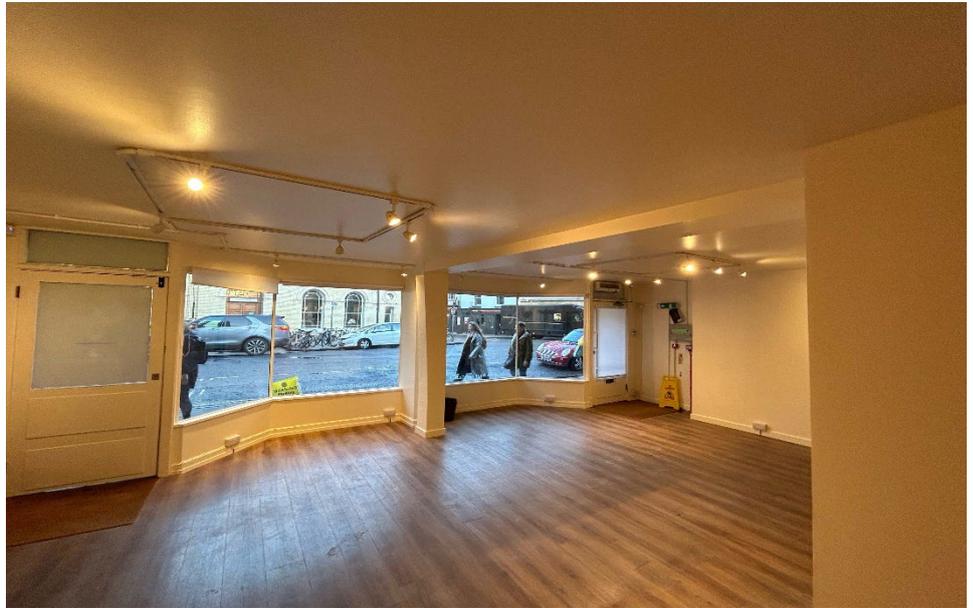
Rateable Value 2023 £28,750

Qualifying tenants may benefit from 50% business rates relief. However, interested parties are advised to make their own enquiries of the City Council.

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



EPC

The property has an energy rating C (69). Full details available on request.

Accommodation

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

Ground floor	843.29 sq. ft	(78.34 sq. m)
Basement	655.30 sq. ft	(60.88 sq. m)
Basement stores	83.94 sq. ft	(7.80 sq. m)
Total	1,582.53 sq. ft	(147.02 sq. m)

There are staff and WC facilities in the basement alongside a fitted kitchenette.

VAT

The property is elected for VAT.

Legal Costs

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

Enquiries and Viewings

James Lankfer
01223 559558

james.lankfer@bidwells.co.uk

Matt Hallam
07442 634355

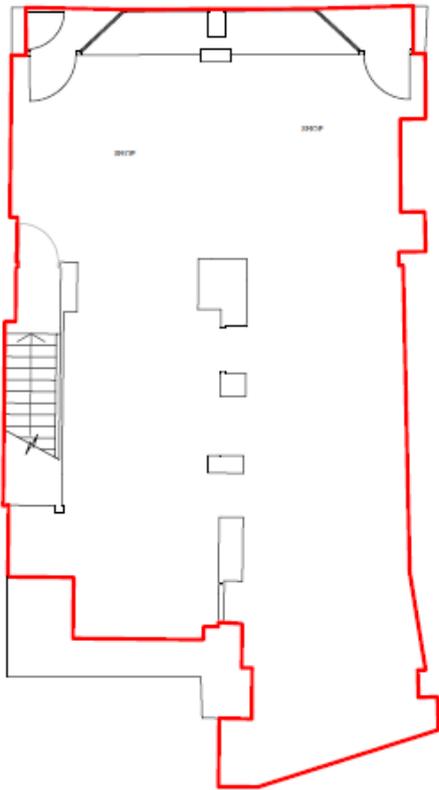
matt.hallam@bidwells.co.uk

Josef Wolstencroft
07827 802685

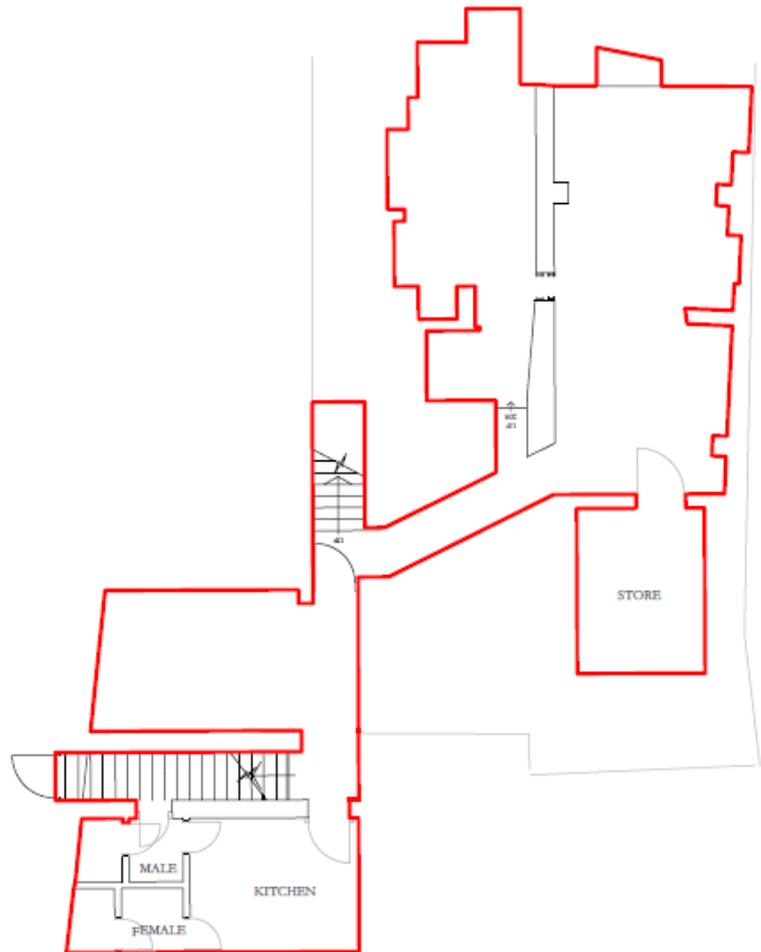
josef.wolstencroft@bidwells.co.uk



GROUND FLOOR



BASEMENT



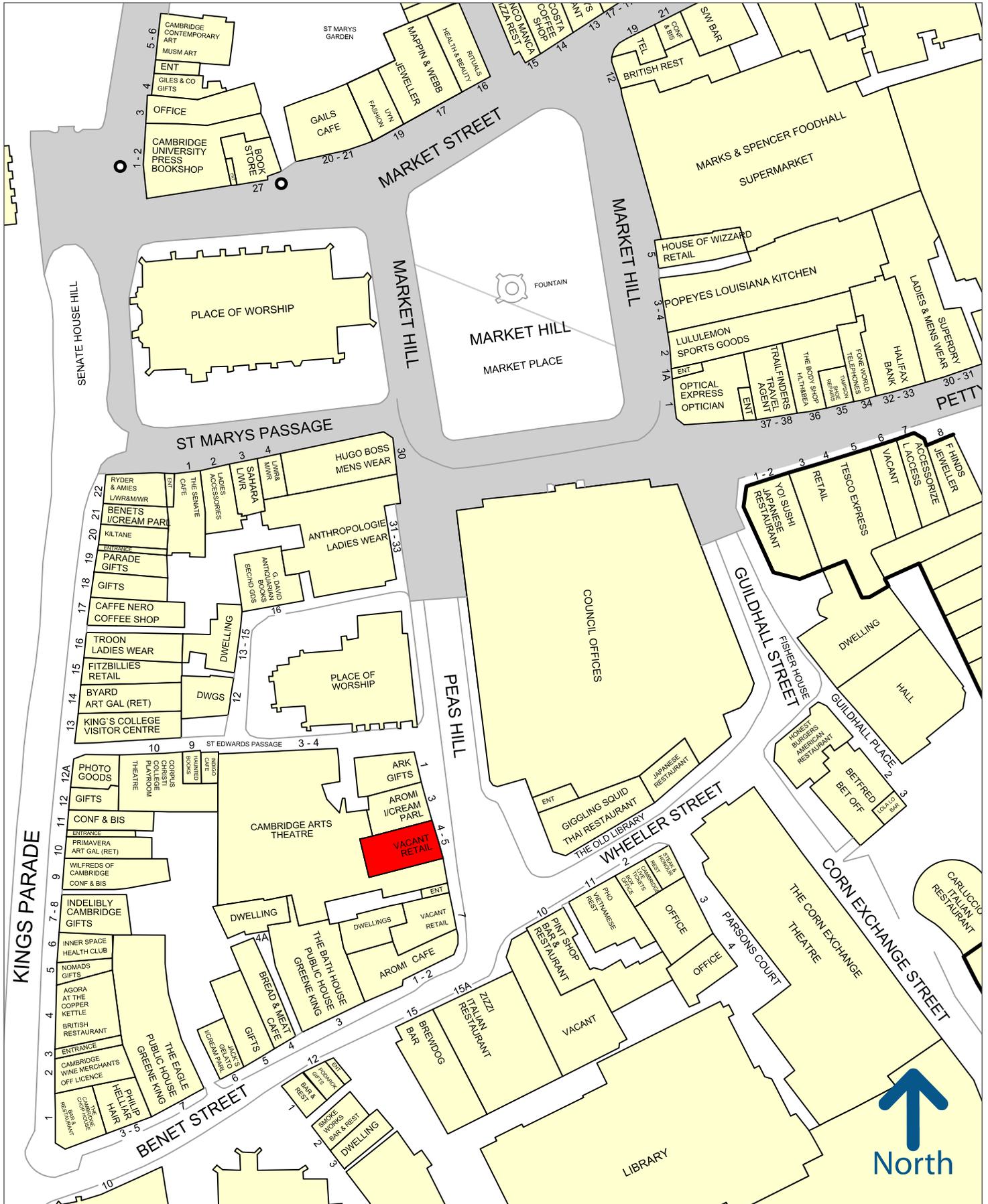
Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



50 metres

Experian Goad Plan Created: 22/11/2023
Created By: Bidwells



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com