

# GROUND FLOOR CLASS E UNIT TO LET

## UNIT 5, HOBSON SQUARE, CAMBRIDGE, CB2 9GY

### In Brief

- Available on a **new lease**
- **Shell** unit comprising **2,207 sq. ft.** (202.9 sq. m)
- Opportunity for outdoor seating
- Close to **Sainsbury's Local** and **Dentistry & More**

### Location

Hobson Square forms part of Great Kneighton, Cambridge, an award-winning community by Countryside. Hobson Square is populated with a range of commercial retailers such as **Sainsburys Local, Dentistry & More, Welfare Pharmacy, Clay Farm Community Centre** and the **Trumpington Medical Centre**.

The area also has a Primary School and the Trumpington Community College within a close proximity of the square.

Hobson Square is the central shopping area for the local residents of 2,550 homes and further benefits from its close proximity to the Cambridge Biomedical Campus, Addenbrookes Hospital, as well as Trumpington High Street.

### Connectivity and Transport

The unit is well positioned within a network of cycle and footpath routes connecting towards Central Cambridge.

Within just 3 miles of the City Centre, Hobson Square is easily accessed by various modes of transport including via foot, bicycle, and car, as well as public transport, such as the Cambridgeshire Guided Busway and Park & Ride.

There are a total of 25 allocated visitor spaces within Hobson's Square.



#### Accommodation

The unit is completed to a shell finish with capped services and shop fronts installed.

#### Lease

The unit is available on a brand-new lease to be outside the Landlord and Tenant Act 1954, on effective full repairing and insuring terms. The lease will be subject to five yearly upwards only rent reviews.

#### Rental Guide

Rental guide of £40,000 per annum exclusive of business rates, service charge and VAT, payable quarterly in advance and subject to 5 yearly upward only rent reviews.

#### Planning

The premises has the benefit of Use Class E (formerly known as: A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurants & Cafés) and A4 (Drinking Establishments)).





### Service Charge

There is a Block & Estate service charge currently estimated at £1.24 per sq. ft.

### Timing

Immediately available.

### VAT

The property is elected for VAT.

### Business Rates

To be assessed.

### Legal Costs

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

### EPC

Awarded 'A', subject to review.

### Enquiries and Viewings

For further information and viewings, contact the agents below:

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