



## Restaurant

Ground Floor	2,874 sq ft	(267.0 sq m)
Basement Ancillary	1,152 sq ft	(107.0 sq m)

### In Brief

- New development **completed in 2021**
- Corner location with **extensive frontage**
- Adjoins world famous **Cambridge Union debating chamber**
- **Low B (43) energy rating**
- Close to **Byron, Gastronome and The Orator** restaurants

**5 ROUND CHURCH STREET,  
CAMBRIDGE, CB5 8AD  
RESTAURANT TO LET**

### Location

The unit is situated adjacent to the world-famous **Cambridge Union Society** debating chamber in the historical heart of Cambridge. It adjoins **The Orator** restaurant and is opposite the 229 bed **Stay City aparthotel** currently under construction which will include 225 vehicle and 280 cycle spaces.

Nearby restaurants include **Byron**, **Gastronome** and **Cote** with many more at the tourist and punting destination of **Quayside** close by.

**Trinity Street** and the City's principal retail thoroughfares are all close at hand as is the **ADC Theatre** and the **River Cam**.

### Lease

The premises are available on a new effectively full repairing and insuring lease outside the Landlord and Tenant act for a term of year to be agreed.

### Rental Guide

£95,000 per annum exclusive of rates and VAT subject to 5 yearly upward only reviews.

### Business Rates

The property will need to be re-assessed following refurbishment and separation of the upper floors and interested parties are advised to make their own enquiries of the City Council (01223 457000).

### EPC

The property has been assessed with an energy rating B (43). Full details available on request.

### Service Charge

There will be service charge contribution towards the maintenance of common parts of the building.

### Legal Costs

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



### Accommodation

The premises are arranged over ground and basement floors with the following approximate dimensions/areas:

Frontage	69 ft	21.0 m
Ground Floor	2,874 sq ft	267.0 sq m
Basement Bin Store	1,152 sq ft	107.0 sq m

The unit has been finished to a shell condition with capped services, goods lift to basement and bin storage area, and extraction ducting ready to take the tenant's plant.

The upper floors comprise 41 post-graduate student rooms.

### Enquiries

James Lankfer  
01223 841841  
[James.lankfer@bidwells.co.uk](mailto:James.lankfer@bidwells.co.uk)

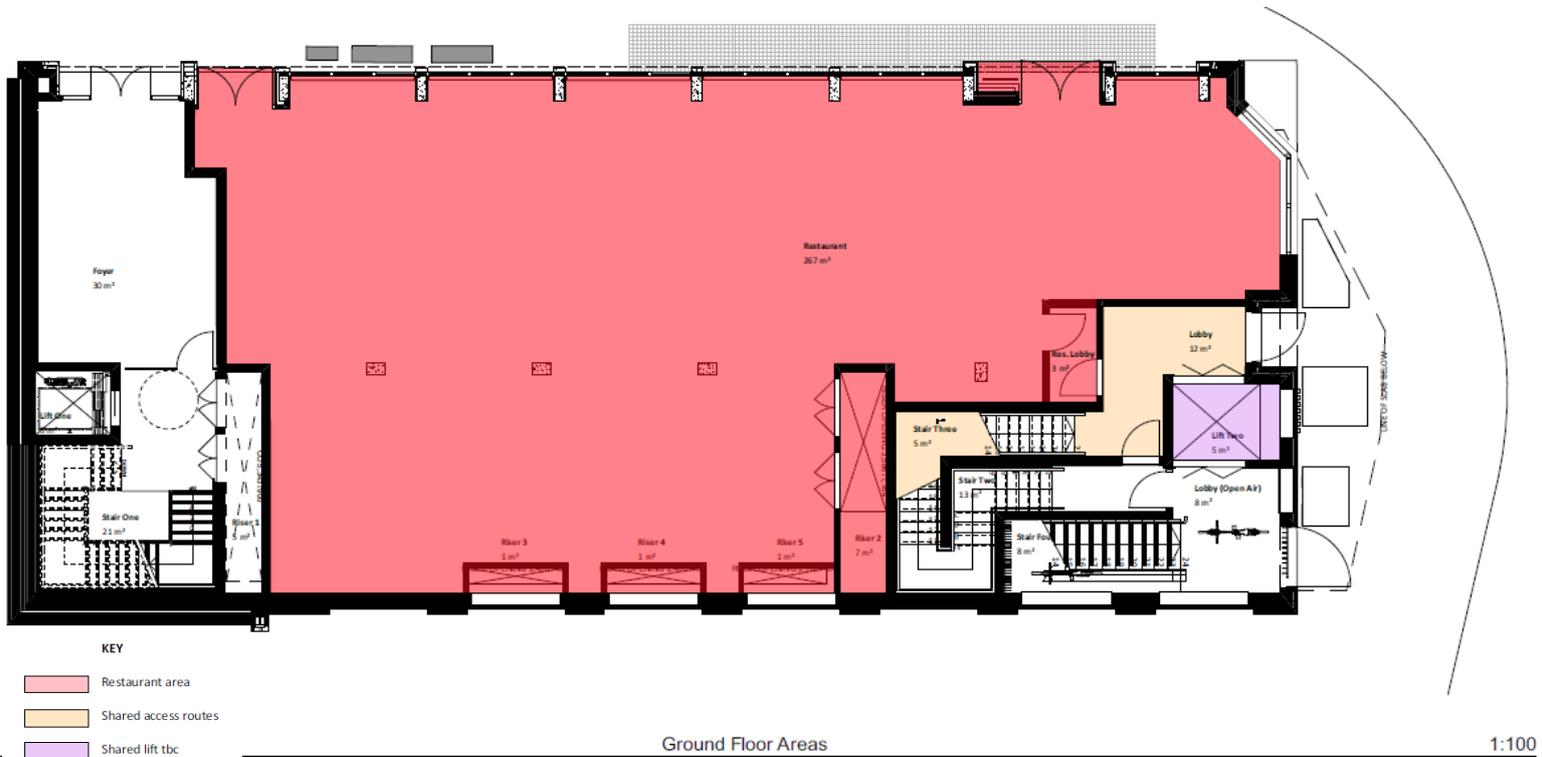
Matt Hallam  
07442 634355  
[Matt.hallam@bidwells.co.uk](mailto:Matt.hallam@bidwells.co.uk)

#### Important Notice

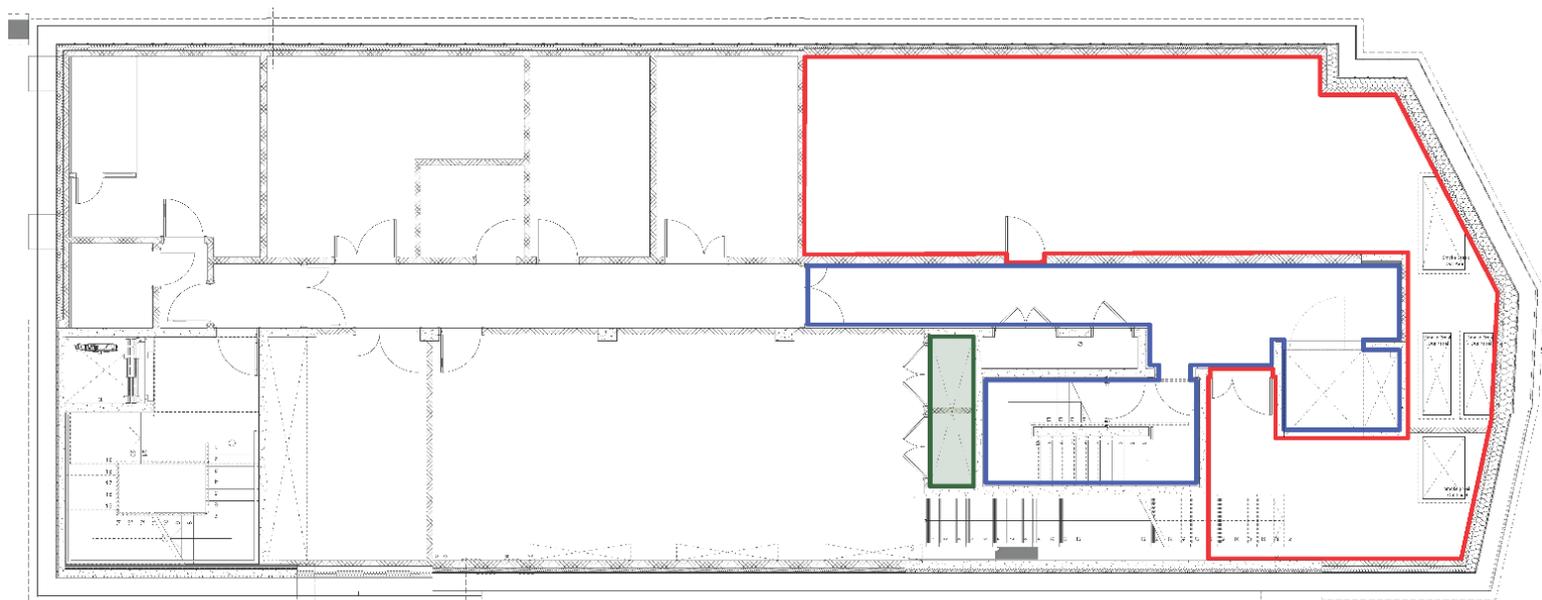
Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any 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.

# GROUND FLOOR DEMISE PLAN



# BASEMENT FLOOR DEMISE PLAN



### 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: 07/10/2022  
Created By: Bidwells

