

01223 467155

eddisons.com

RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



44 Arbury Court, Cambridge, CB4 2JQ

Rent: £18,000 per annum

Size: 1,000 sq ft (92.90 sq m)

- Ground floor retail unit
- Popular neighbourhood shopping centre in North Cambridge
- Use class E (retail, office and R&D) no hot food
- Available immediately

LOCATION

Arbury Court is a popular neighbourhood shopping centre located off Arbury Road, to the North of Cambridge City Centre and close to Cambridge Science & Business Park. The surrounding area comprises a densely populated mixed residential and commercial area.

The property occupies is located on an established shopping centre containing a variety of shops including a Post office, Coral bookmakers, Lloyds Pharmacy, Budgens plus a number of independent businesses.



DESCRIPTION

The property comprises a ground floor retail unit providing a large sales area, with WC, tea point and ancillary storage to the rear. Arbury Court benefits from a large car park on site that provides free all day parking. The property has potential for a variety of different uses subject to planning. The planning use for the property is Class E of the Planning Use Classes Order 2020.

SERVICES

Mains electricity and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate net internal areas:

Ground floor	92.90 sq m	(1,000 sq ft)
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RENT

£18,000 per annum, exclusive of service charge, insurance and all other outgoings.

VAT

We understand that VAT is not payable on the rent.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £15,750

For the year commencing 1 April 2023 rates will normally be charged at 49.9p if the RV is below £51,000.

Small business rates relief may be available as the Rateable value is below £51,000 and interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC rating of C (74), a copy is available via our agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Incorporating Barker Storey Matthews

Pound Hill

Pound Hill House

Cambridge

CB3 0AE

Contact:

Joe Berry

Joseph.berry@eddisons.com

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For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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