01223 467155 eddisons.com RETAIL - TO LET



Incorporating Barker Storey Matthews



44 Arbury Court, Cambridge, CB4 2JQ

Rent: £18,000 per annum

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

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

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)

For more information, visit eddisons.com 01223 467155

Important Information

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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 $\pm 15,750$

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

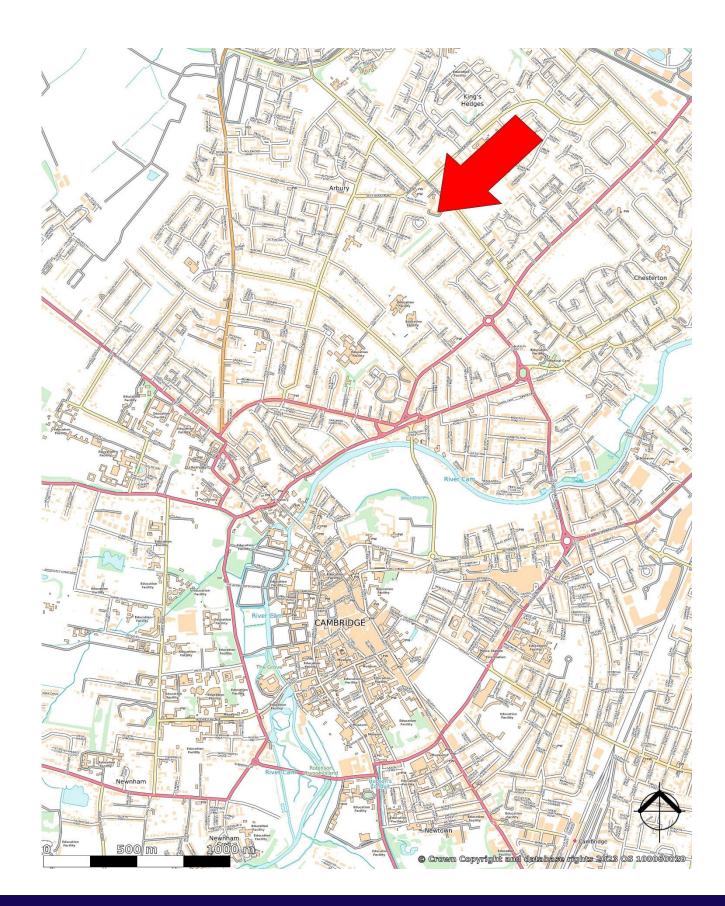
Strictly by appointment with the sole agents:-Eddisons Incorporating Barker Storey Matthews Pound Hill Pound Hill House Cambridge CB3 0AE Contact:

> Joe Berry Joseph.berry@eddisons.com 01223 467155 / 07977 231356

> > Ref: 7 240627



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