



Unit 5 High Green, Great Shelford, Cambridge, CB22 5EG

£2,917 Per Month

TO LET



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01223 323130

RETAIL UNIT/SHOWROOM/OFFICE

569 SQ FT (52.95 SQ M)

TO LET

- Retail/Showroom/B1 Office with car parking
- Prominent position on outskirts of Cambridge
- Ready for 'Fit-out'
- Excellent access to M11, Addenbrookes, Cambridge City Centre and local shopping

Location

High Green is situated to the south of Cambridge. The City centre, with its excellent facilities, is approximately four miles distant. Cambridge is renowned for the quality of its high-tech skills base and retail shopping which has attracted many major companies to the surrounding area.

Whilst being close to the City, High Green avoids much of the traffic congestion and the property provides car parking. Great Shelford is an affluent village and has excellent facilities and its own railway station (approx. 0.24 miles) which is on the Cambridge to London Liverpool Street line. The M11 is approximately three miles distant and Junction 11, with the A11 dual carriageway approximately five miles. Stansted Airport is easily accessible (around 27 miles).

Description

A showroom retail unit in High Green, Great Shelford. The Unit has air conditioning, wc/staff amenities, lots of natural light. Window advertising space on two sides. The Unit is of brick and glass construction under a slate roof. The Unit provides retail office space over two floors.

Description Office and Premises

Local Council Reference: 3804008010

Valuation Scheme Reference: 591408

Special Category Code: 203G

Accommodation

The showroom provides approximately 569 sq ft (52.95 sq m), and benefits from the following features:

- Excellent display windows and natural light
- Open plan retail space
- Car parking to the front and rear
- Walking distance Shelford rail station

Ground Floor = 30.216 sq m (325 sq ft)

First Floor = 22.74 sq m (244 sq ft)

Total = 52.95 sq m (569 sq ft)

Terms

The premises are available on a new full repairing and insuring lease for a term by negotiation.

Rent

The rent is available by way of a Full and Repairing 10 Lease with a rent review at year 5. We understand that VAT will be charged on the rent. Incentives are available subject to status. Guide Rent: £35,000 per annum.

Rates

The rateable value is to be confirmed following completion of the new showroom. Interested parties are advised to check with the new Local Rating Authority to check actual rates payable.

Legal Costs

Each party is to be responsible for their own legal costs.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

An EPC is available upon request.

Planning

We understand the accommodation has consent for use as A1 (shops of all types) or B1 (business use). Use Class E.

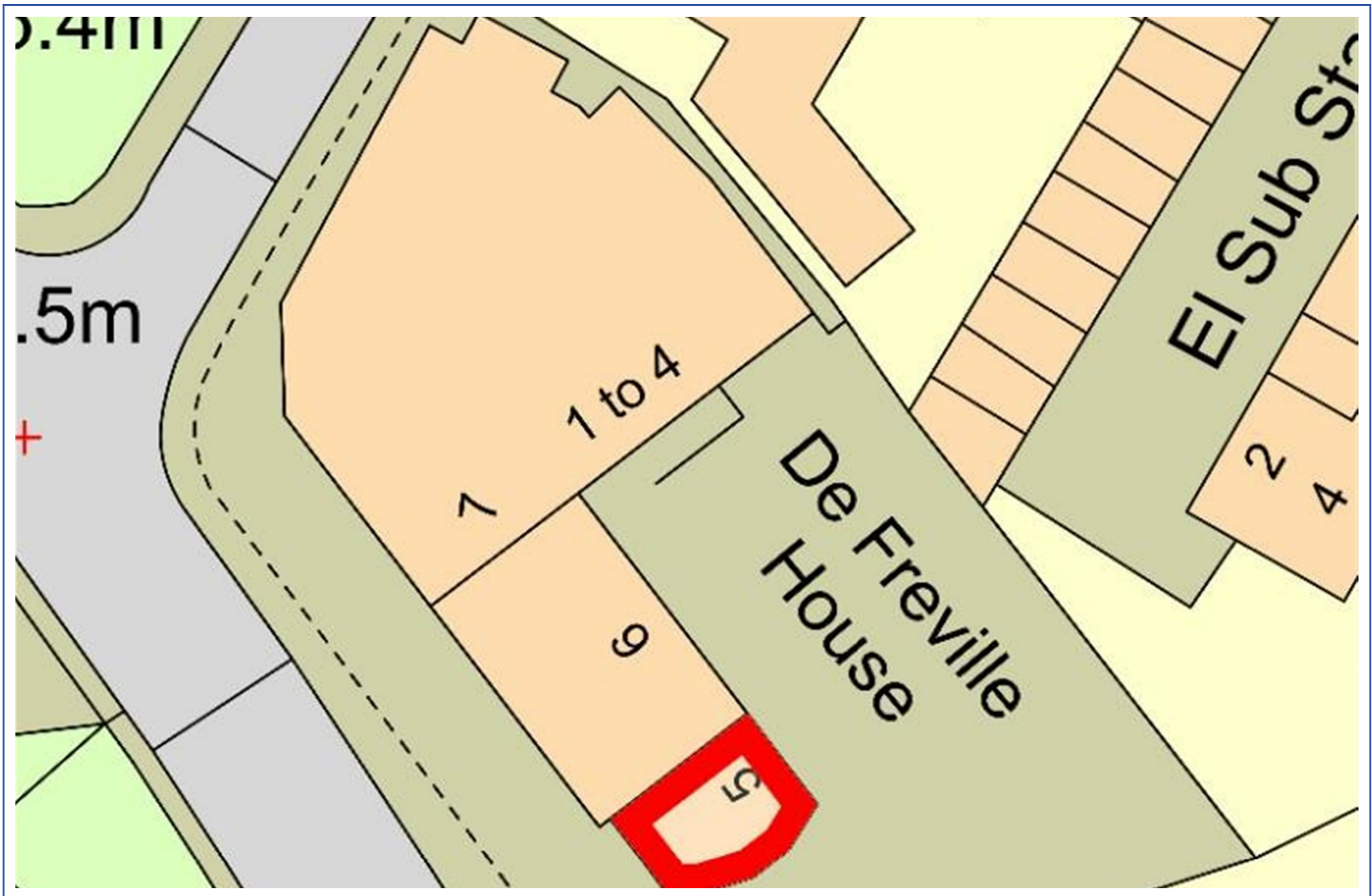
Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

It is believed that the premises could not be used as offices within Class B1(A) of the Town and Country Planning Use Classes Order.

Viewings

Strictly by appointment only. Please contact Nick Harris – tel: 01223 819315 or email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

