



Prime retail unit to let

3 Petty Cury, Lion Yard Shopping Centre – 918 ft²

The Lion Yard Shopping Centre links Petty Cury, the prime retail thoroughfare in Cambridge with St Andrews Street and contains a wide range of national multiple retailers including Superdry, New Look, C&J Clark, Miss Selfridge, Accessorize, Sportsdirect.com, Timberland, Tiger and Hotel Chocolat. New additions include North Face/Ellis Brigham, Ness, Jamaica Blue and Smiggle.

Location

The Centre has been further enhanced by the 450,000 ft² Grand Arcade Shopping Centre which immediately adjoins and directly links into Lion Yard. The Grand Arcade scheme features a 280,000 ft² John Lewis store and 50 shop units arranged over 2 levels. Total footfall through Lion Yard in 2014 was in excess of 13 million people, averaging over 250,000 persons per week and peaking at 400,000 persons.

Description

The subject premises are an external unit in the Lion Yard Shopping Centre situated in a highly prominent position fronting Petty Cury being an unparalleled City Centre location.

The premises are situated between Yo Sushi and Timberland with other nearby retailers including Superdry, F Hinds, The Body Shop and Boots the Chemist.



Accommodation

The unit provides the following approximate dimensions and floor areas:

Internal Width	5.13 m	16' 10"
Shop Depth	17.32 m	56' 10"
Ground Floor Sales	85.28 m ²	918 ft ²
Basement Ancillary	51.19 m ²	551 ft ²

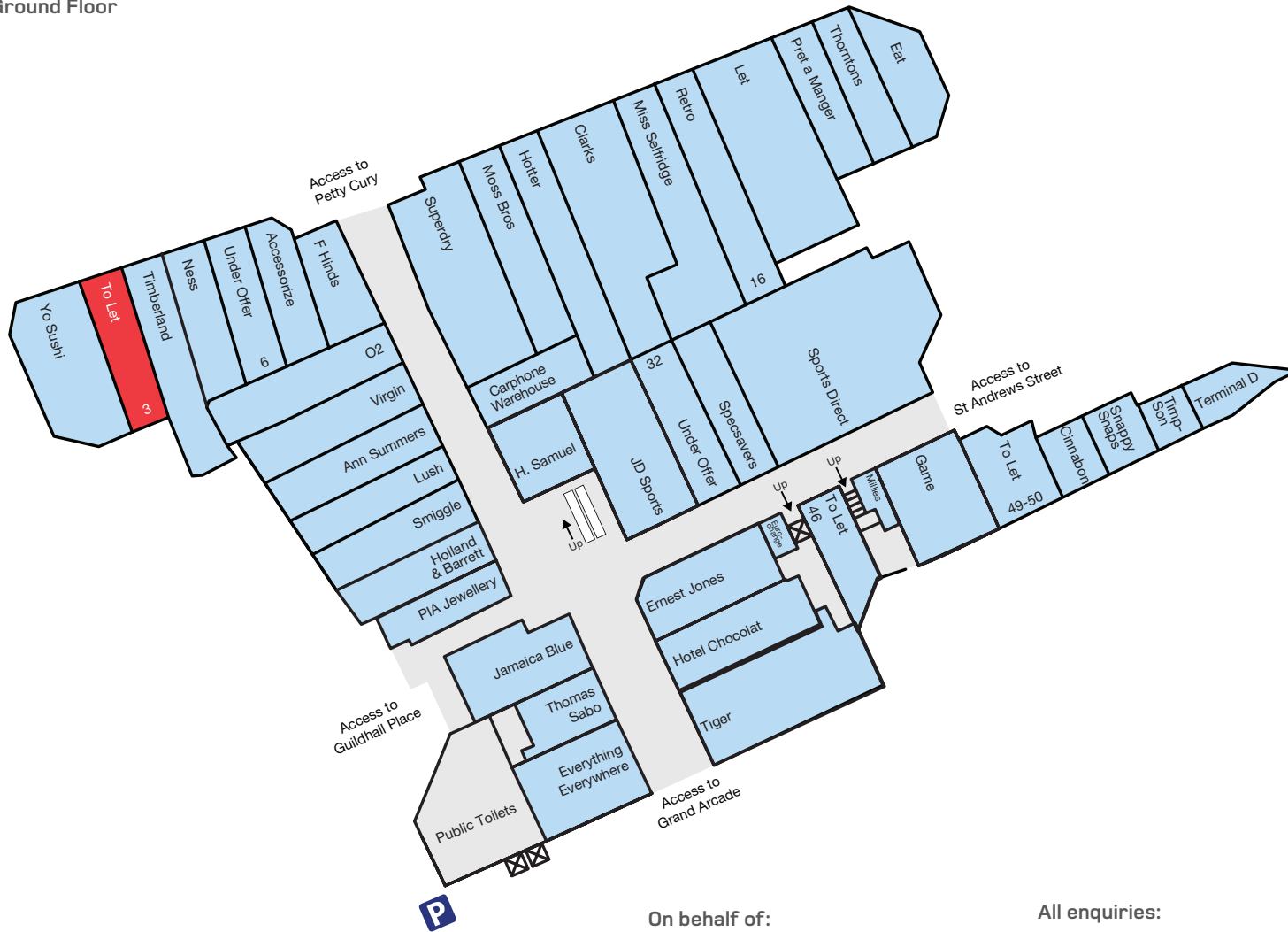
Tenure

The premises are available to let on a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the 5th year.

Rent

£135,000 pax.

Ground Floor



Energy Performance Certificates are available on request.

On behalf of:

Aberdeen

All enquiries:



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Rates

We have been advised that the unit has been assessed for rating purposes as follows:

Rateable Value £132,000

UBR 2015/2016 49.3p

Rates payable £65,076

Interested parties are advised to make their own enquiries with the Local Authority.

Incentives

Attractive incentives are available to an ingoing tenant, subject to lease length and covenant.

Costs

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

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD, Tel: 020 7695 1535, Fax: 020 7334 3795.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

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