



Prime retail unit to let

5 Petty Cury – 857 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, Accessorize, Sportsdirect.com, Timberland, Tiger and Hotel Chocolat. New additions include North Face/Ellis Brigham, 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 2016 was in excess of 14.5 million people, averaging over 280,000 persons per week and peaking at 350,000 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 adjacent to Timberland, with other nearby occupiers including Yo! Sushi, Accessorize, Sole Trader, Gap and Boots The Chemist.

Accommodation

The unit provides the following approximate dimensions and floor areas:

Internal Width	5.31 m	17' 5"
Shop Depth	15.01 m	49' 3"
Ground Floor Sales	79.62 m ²	857 ft ²
Basement Ancillary	30.56 m ²	329 ft ²

NB: Additional remote storage is available if required.

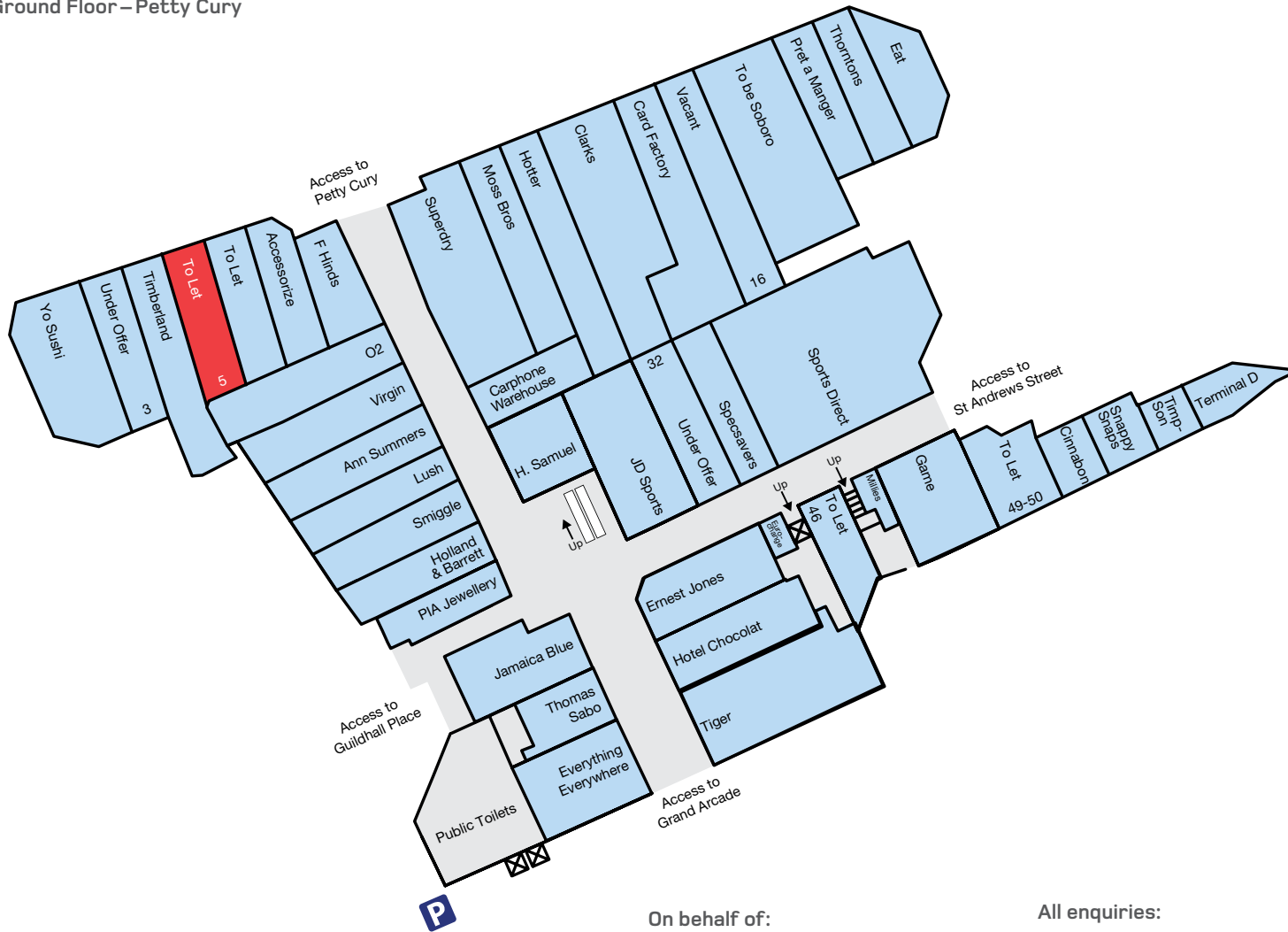
Tenure

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

£125,000 pax.

Ground Floor – Petty Cury



Energy Performance Certificates are available on request.

On behalf of:

Aberdeen

All enquiries:



Misrepresentation Act | Copyright | Disclaimer

Smith Price and Lunson Mitchenall for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Smith Price or Lunson Mitchenall has any authority to make or give any representation or warranty whatsoever in relation to this property. No person in the employment of Messrs. Aberdeen Asset Management Ltd. has authority to make or give any representations or warranty whatever in relation to this property. All rentals and prices are quoted exclusive of VAT.

www.thelionyard.co.uk

Alexandra Savelli

020 7478 4982

alexandras@lunson-mitchenall.co.uk

Richard Cripps

020 7478 4950

richardc@lunson-mitchenall.co.uk

John Mortimer

020 7409 2100

johnmortimer@smithprice.co.uk

Mark Cherry

020 7409 2100

markcherry@smithprice.co.uk

Rates

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

Rateable Value £127,000

UBR 2016/2017 49.7p

Rates payable £63,119

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

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.