



Prime retail unit to let

(Unit 46) 16 Lion Yard – 735 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 situated in an excellent trading location between the central atrium and the St Andrews Street entrance very close to the link to The Grand Arcade Shopping Centre. The premises are situated adjacent to Millie's Cookies and Ernest Jones being opposite Specsavers and close to Sportsdirect.com, a 25,000 ft² New Look, Boots Opticians and Game.



Accommodation

The unit provides the following approximate dimensions and floor areas:

Internal Width	5.18 m	17' 0"
Shop Depth (Max)	16.97 m	55' 8"
Ground Floor Sales	68.28 m ²	735 ft ²
Basement Ancillary	47.57 m ²	512 ft ²

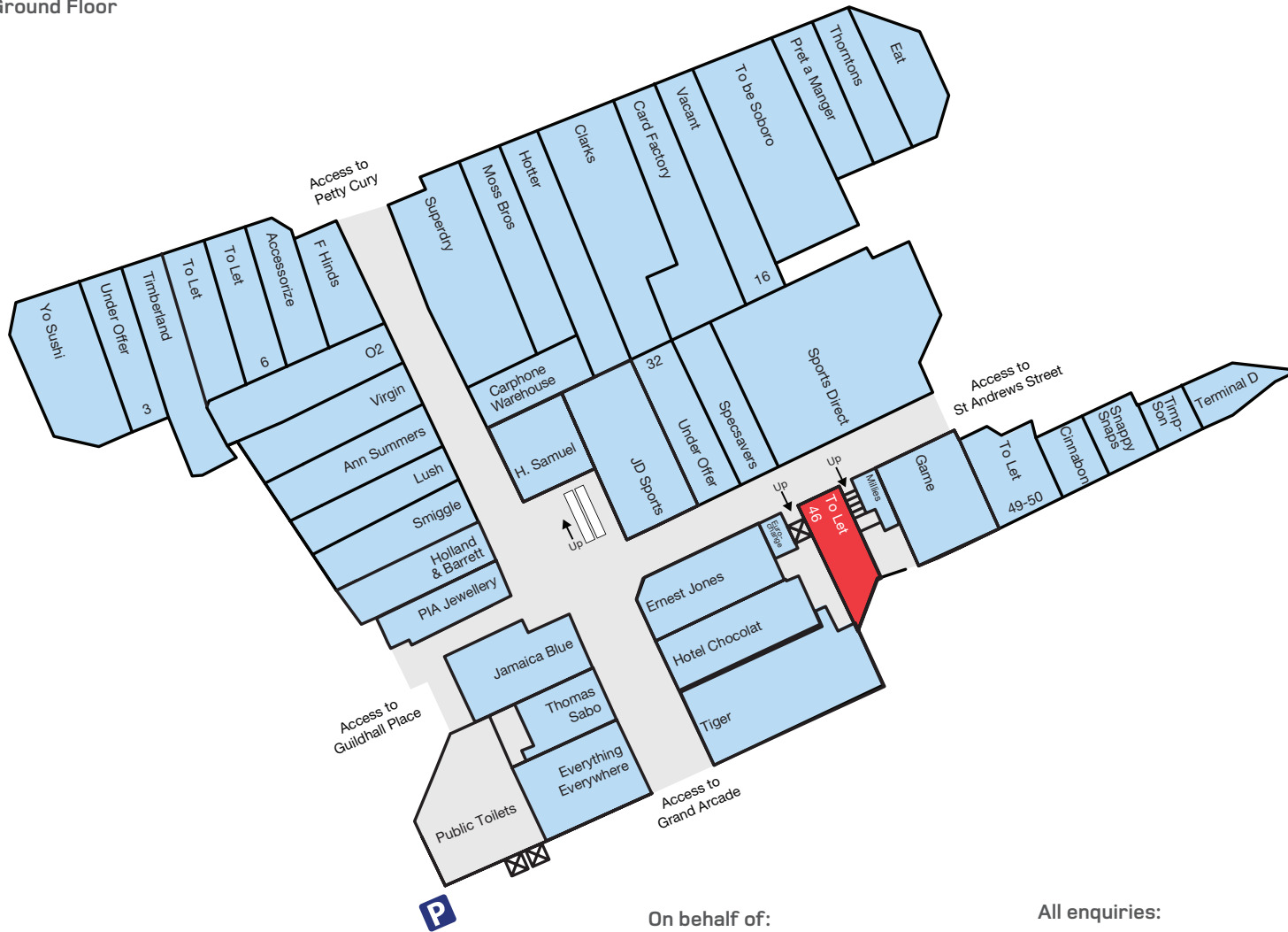
Tenure

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

£84,500 pax

Ground Floor



Energy Performance Certificates are available on request.

On behalf of:

Aberdeen

All enquiries:



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Rates

The rates are yet to be reassessed following the reconfiguration works and interested parties are recommended to make their own enquiries of 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.