



Prime retail unit to let

(Unit 51), 22 Lion Yard Shopping Centre – 414 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 external trading location on Church Mall which links the scheme to St Andrews Street where H&M, Zara and Metro Bank are located.

The premises are situated adjacent to Snappy Snaps with other nearby retailers including Timpson, New Look, Sports Direct, Ernest Jones, Specsavers and JD

Accommodation

The unit provides the following approximate dimensions and floor areas:

Internal Width	5.49 m	18' 00"
Shop Depth	7.62 m	25' 00"
Ground Floor Sales	38.86 m ²	414 ft ²
Basement Ancillary	25.36 m ²	273 ft ²

Tenure

The premises are available to let on a new effectively full repairing and insuring lease for a term of 5 years contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954. The lease will be for a term certain until January 2018 and subject to a rolling landlord only break clause thereafter.

Rent

On application.



