



LARGE RETAIL UNIT TO LET

48 Mill Road
Cambridge
CB1 2AS

1,740 sq ft (162 sq m)

- Large ground floor retail unit
- New FRI lease
- Walking distance to the train station and centre of Cambridge

Location

The property is situated on Mill Road a popular cosmopolitan area home to a vibrant mix of local traders and speciality shops together with various restaurants and cafes. Surrounding retailers include Co-op, Sainsbury's Local and various established independent local retailers.

The property is situated 0.6 miles from the train station and is within walking distance of Cambridge city centre and the Grafton Centre.

Description

The property comprises a large ground floor retail unit, situated centrally on Mill Road. There is a shared secure service and loading area to the rear.

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

Accommodation

The premises comprise of the below net internal areas:

Ground Floor	1,739.45 sq ft (161.59 sq m)
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Uniform Business Rates

Rates payable for 2026/27 will be £15,228.

Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 743.

EPC

The EPC requires re-assessment.

Terms

The property is available on a new effectively full repairing and insuring lease, at a rent of **£38,000** exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.