

FIRED EARTH



TO LET

2 Sussex Street
Cambridge
CB1 1PA

1,438 sq. ft. (133.59 sq. m)

- Available on a new direct lease
- Situated within an established retail parade in central shopping area
- Service space and access to the rear
- A basement provides storage or further retail space below ground level

Description

The property comprises an open plan retail unit with a basement which can be used as a storage area or further retail space. The premises has been vacated by the previous tenant and will be let in its current condition.

There is a service area to the rear which backs on to Hobson's Passage.

Location

Sussex Street is an attractive pedestrianised street in the heart of the historic City Centre leading from Sidney Street through to King Street. The property itself forms part of an established parade of specialist retail outlets with surrounding retailers including Bravissimo, Finisterre, Lucy and Yak, and Trotter and Deane.

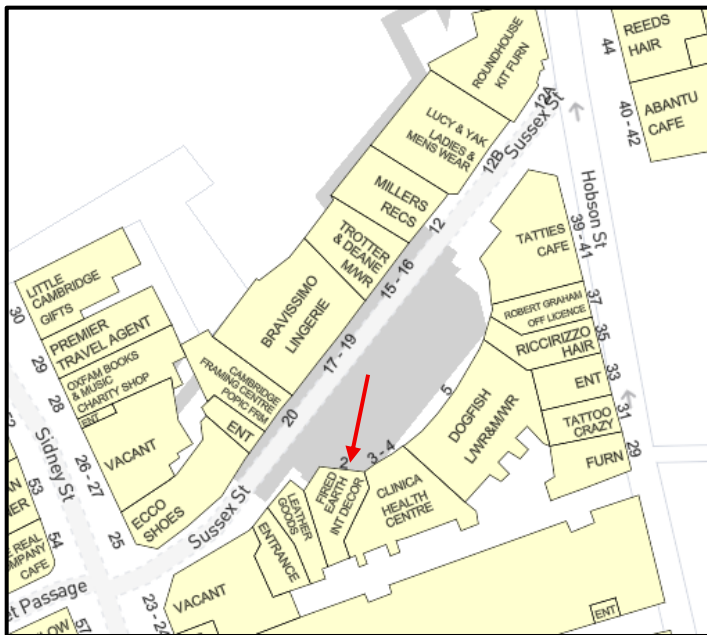
Accommodation

The premises comprise a net floor area of approximately:

Ground floor	726 sq. ft.	(67.45 sq. m)
Basement	712 sq. ft.	(66.15 sq. m)
Total	1,438 sq. ft.	(133.59 sq. m)

Planning

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457 200.



Uniform Business Rates

The property has been entered into the VOA Rating List 2026 with a rateable value of £28,750 and therefore the rates payable for 2026/27 will be £13,800 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief). However, interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 743.

Service Charge

A service charge is payable towards upkeep of the external parts of the property waste collection and maintenance of the central heating system.

Further information available on request.

EPC

The property has an EPC Rating of C (62), expiring in March 2030.

Terms

The property is available on a new effectively full repairing and insuring lease, at a rent of £31,000 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

Tel: 07876 565 478

Email: freddie.wootton@cheffins.co.uk



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.leasingbusinesspremisses.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 or 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.