

# Retail / Wellness Unit - TO LET



2-4 Hawthorn Way, Cambridge, CB4 1AX

720 – 2,199 sq ft

89.5 – 204.3 sq m

**Carter Jonas**

## Key Highlights

- Prominent retail frontage
- Within walking distance of City Centre
- Use Class E
- Excellent levels of natural light
- Suitable for health / leisure use
- Available on a floor by floor basis
- Dedicated car parking



## Location

The property is located at the junction of Hawthorn Way and Chesterton Road, within walking distance of Cambridge City Centre (1.2 miles). The immediately surrounding area is predominantly residential in nature, with a number of student / serviced accommodation schemes close by. Chesterton Road provides a site to a number of retail parades popular with students, locals and tourists alike. Nearby occupiers include Stir Bakery and Café, Spar, Acorn Guest House and Satyam Yoga.

## Description

The Unit consists of a self contained end of terrace unit of cavity brick construction. Accommodation is provided across ground and first floors, which are suitable to occupy separately or in conjunction. The previous tenant operated as a yoga studio and wellness facility.

The space is predominantly open plan in nature, suitable for a range of commercial uses. Internal specification includes wood effect laminate flooring, LED lighting, double glazed PVC framed windows, AC, DDA complaint WC's, kitchenette facilities and excellent levels of natural light. There are three dedicated parking spaces situated to the front, with Hawthorn Way offering free on street parking and Chesterton Road providing additional paid parking.

## Accommodation

Unit	Area	Sq M	Sq Ft
2	GF	66.9	720
4	GF	22.6	244
	1 <sup>st</sup> F	114.8	1,235
<b>Total</b>		<b>204.3</b>	<b>2,199</b>

\*Areas provided on an NIA basis

## EPC

C:65

## Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed

## Rent

Accommodation	Rent pax.
Unit 2 (GF)	£20,000
Unit 4 (FF)	£27,000
<b>Total</b>	<b>£47,000</b>

## VAT

We understand VAT to be payable on all sums due.

## Business Rates

Information available on request.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

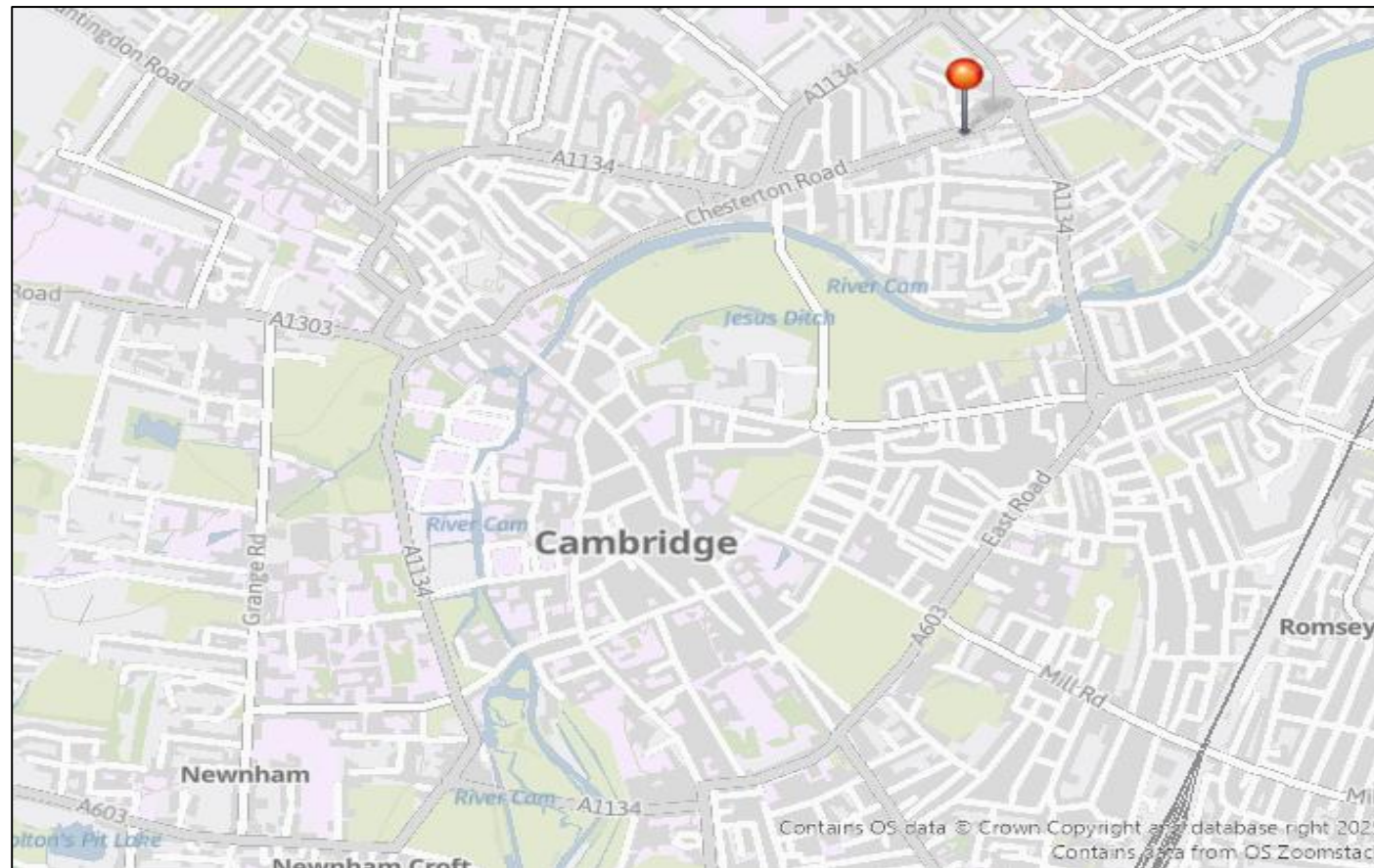
## Legal Costs

Each party to be responsible for the payment of their own legal costs.

## Viewing

Strictly by appointment with Carter Jonas.

## Location Map



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. March 2026.

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