



TO LET (MAY SELL): RETAIL PREMISES

15 Burleigh Street
Cambridge
CB1 1DG

235.97 sq m (2,540 sq ft)

- Substantial retail premises
- Prominent position on pedestrianised thoroughfare
- Close to Primark
- Available April 2026
- New direct lease
- Freehold sale considered

Location

The property is well located in Cambridge city centre close to the Grafton Shopping Centre and Anglia Ruskin University main campus. Burleigh Street is a vibrant daytime and evening location with a wide mix of mainly independent retailers and cafe/restaurants.

The street is a popular location for charity shop occupiers which include, Oxfam, British Red Cross, Scope, Mind, Cancer Research UK, Arthur Rank Hospice Charity, Sense and RSPCA.

Primark occupies a large store opposite the subject property.

Description

The premises comprise a substantial retail unit, with open-plan trading space on ground and first floors with the following specification:

- Climate Control
- Electric security shutter
- Entry Alarm System
- Rear stock-room

Accommodation

The property comprises retail accommodation over ground and first floor levels, with a storage area and loading door to the rear of the ground floor. The approximate net internal areas are:

	Sq M	Sq Ft
Ground Floor	127.46	1,372
First Floor	108.51	1,168
Total	235.97	2,540

Planning

The property is a shop falling under Class A1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a rateable value of £27,250 and therefore the rates payable for 2026/27 will be approximately £13,598 (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) 457743.

Service Charge

There is no service charge payable for this property.

EPC

The property has an EPC rating of C (67).

Terms

The property is available on a new full repairing and insuring lease at a rent of £38,000 per annum exclusive.

Consideration will also be given to a freehold sale. Please contact the agent for further information.

Legal Costs

Each party to bear its own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

Tel: 01223 213666

Email: freddie.wootton@cheffins.co.uk

For identification purposes only

