



Location

The unit is situated adjacent to the world-famous Cambridge Union Society debating chamber in the historical heart of Cambridge and The Orator restaurant. Opposite is the 229 bed 'Stay City' aparthotel which is due to open Summer 2025. It includes parking for 225 vehicles and 280 cycles.

Nearby restaurants include Byron, Kibou and Cote with many more at the tourist and punting destination of Quayside close by.

Trinity Street and the City's principal retail thoroughfares are all close at hand as is the ADC Theatre and the River Cam.

Accommodation

Ground Floor	2,874 sq ft	267.10 sq m
Basement Ancillary Store	1,152 sq ft	107.06 sq m
Total	4,026 sq ft	374.16 sq m

Lease Term

The premises are available on a new effectively full repairing and insuring lease outside the Landlord and Tenant act for a term of year to be agreed.

Rent

£95,000 per annum exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

The property has been assessed with an energy rating B (43). Full details available on request.

VAT

The property is elected for VAT.

Contact

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50 metres

Experian Goad Plan Created: 07/10/2022

