

8 Bridge Street, Cambridge, CB2 1UA

Shop to Let



Ground Floor Sales: 579.2 sq. ft (53.81 sq. m)

Summary

Location

The property occupies a prominent position one of Cambridge's most established retail and tourist thoroughfares. It has a diverse mix of national and independent retailers nearby. Surrounding occupiers include Cotswold Outdoor, Mountain Warehouse, Seven Wolves, Soho Fine Art Cambridge, and Catherine Jones Jewellery, alongside a wide range of cafés, restaurants and specialist retailers. Nearby food and beverage operators include Jack's Gelato, Sushi Co and Crepeaffaire

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £23,250 Interested parties are advised to make their own enquiries of the City Council.

Rental Guide

£30,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Legal Costs

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

VAT

The property is elected for VAT.

EPC

The property currently has an energy rating B (34). Full details available on request.



Accommodation

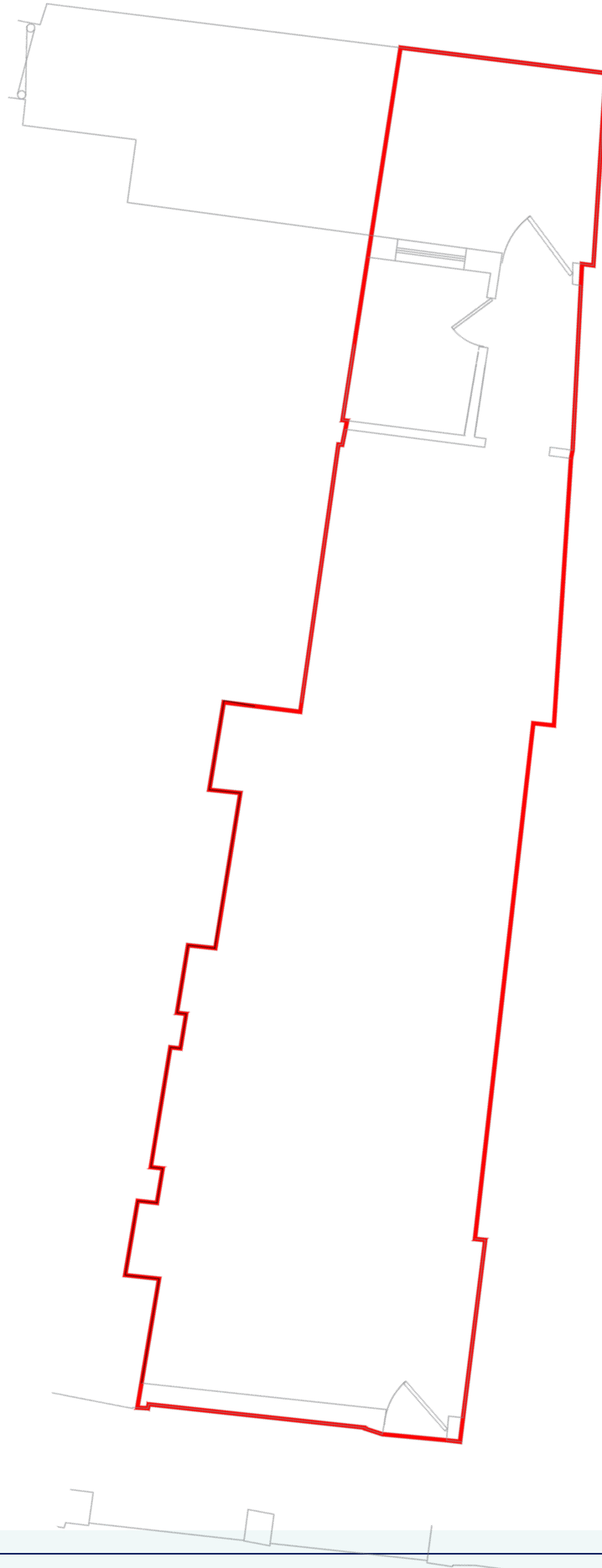
The premises has following approximate areas:

Description	Sq ft
Ground Floor Sales	579.2 sq. ft (53.81 sq. m)
Total	579.2 sq. ft (53.81 sq. m)

The property benefits from WC facilities and a service yard to the rear.



Demise



Location



Get in touch with our experts



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Viewings Strictly on Appointment Staff Unaware

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