

10 King's Parade, CB2 1SJ

Retail unit to Let



Total : 1,078 sq. ft (100.15 sq. m)

Rarely available

Summary

Location

The premises is situated on one of the principal tourist and independent streets in Cambridge, benefitting from high footfall. Located directly opposite the world-famous King's College Chapel and a brief walk from the renowned Fitzwilliam Museum and The Corpus Clock.

The local food and café offering is varied and renowned with names such as Fitzbillies, Benet's Café, Copper Kettle, Chop House and ITTOU Noodle Bar. There is an extensive offering with quality retailers including Kiltane, Troon Clothing, Byard Art and Campkins Camera Photo Goods

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.

Rental Guide

£65,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT.

EPC

The property currently has an energy rating C (53). Full details available on request.

Business Rates

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

Rateable Value April 2026 £44,000/ Rateable Value April 2023 £36,750. Interested parties are advised to make their own enquiries of the City Council.

Legal Costs

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

Use

Retail uses, excluding specific tourist merchandise, will be permitted. Non hot food/ food offerings may be considered



Accommodation

The premises arranged on ground floor and basement with the following approximate areas:

| Description | Sq ft |
|----------------------------------|-----------------------------|
| Ground Floor | 433 sq. ft (40.2 sq. m) |
| Basement Sales and Staff Kitchen | 645 sq. ft (59.9 sq. m) |
| Total | 1,078 sq. ft (100.15 sq. m) |

Previously an art gallery with basement sales and a rear courtyard
There are WC facilities

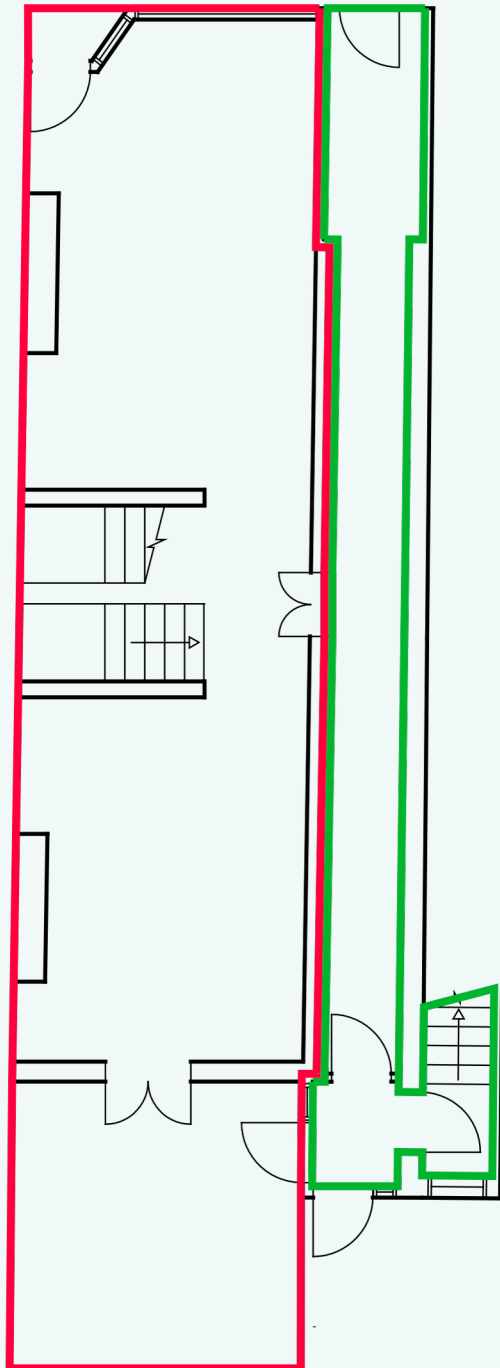


Images

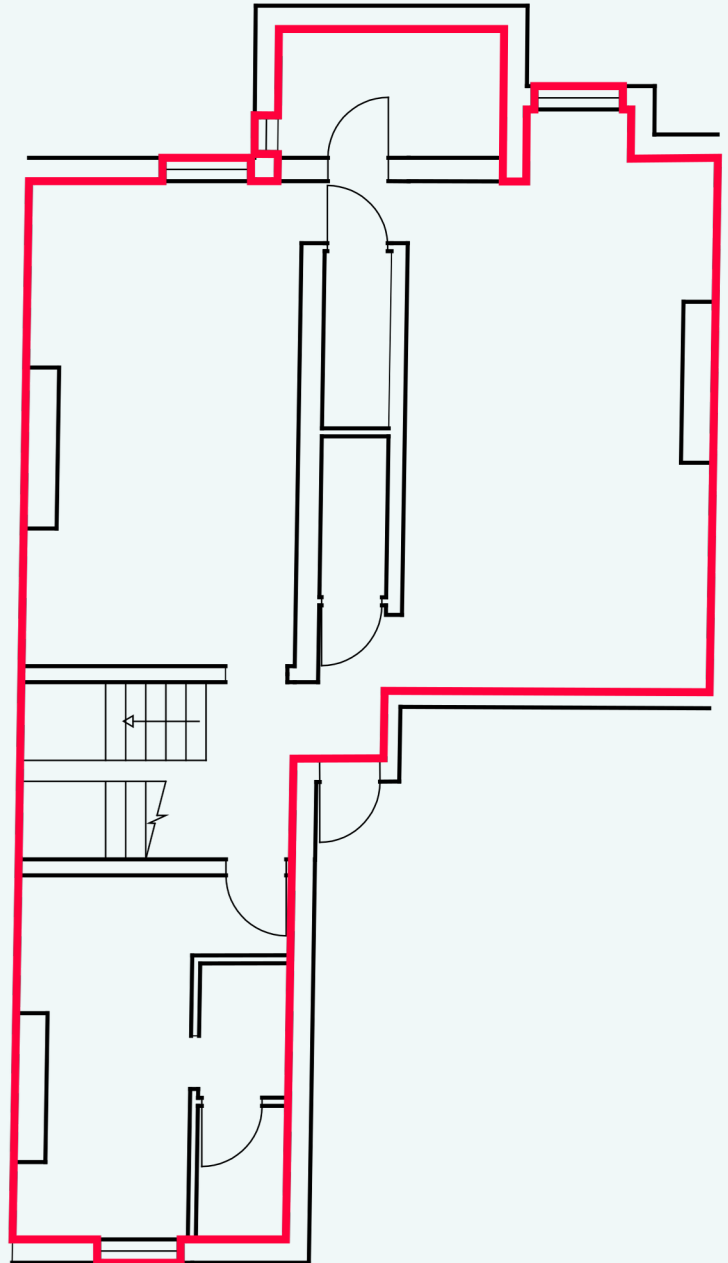


Floor Plans

Ground Floor:



Basement:



Location



King's Parade



Get in touch with our experts



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