

15 Fitzroy Street, Cambridge

Ground Floor: 1,308 sq.ft (122 sqm)

First Floor: 1,242, sq.ft (115 sqm)

Total: 2,550 sq. ft (237 sqm)



Short Term Opportunity

Summary

Location

This retail opportunity is located in the heart of Cambridge, one of the most affluent and economically dynamic cities in the UK. Situated on Fitzroy Street, the property benefits from a prime location adjacent to the Grafton Centre, one of the city's key retail destinations, and within a short 10-minute walk to Cambridge city center. The property sits among high-profile brands, including Specsavers and Sports Direct, and is directly opposite Café Nero and Little Waitrose, ensuring exceptional footfall and visibility. The immediate area attracts a mix of residents, students, and visitors with the Cambridge catchment comprising over 910,000 residents and drawing approximately 284,000 shoppers. Cambridge also hosts a major student population of 30,000 and welcomes an estimated 17 million visitors annually, delivering robust pedestrian traffic throughout the year.

Lease

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

Rental Guide

All inclusive rent, on application.

EPC

The property has been assessed with an energy rating C (72). Full details available upon request

Business Rates

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

Rateable Value 2026 £57,00 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.

VAT

The property is elected for VAT.



Accommodation

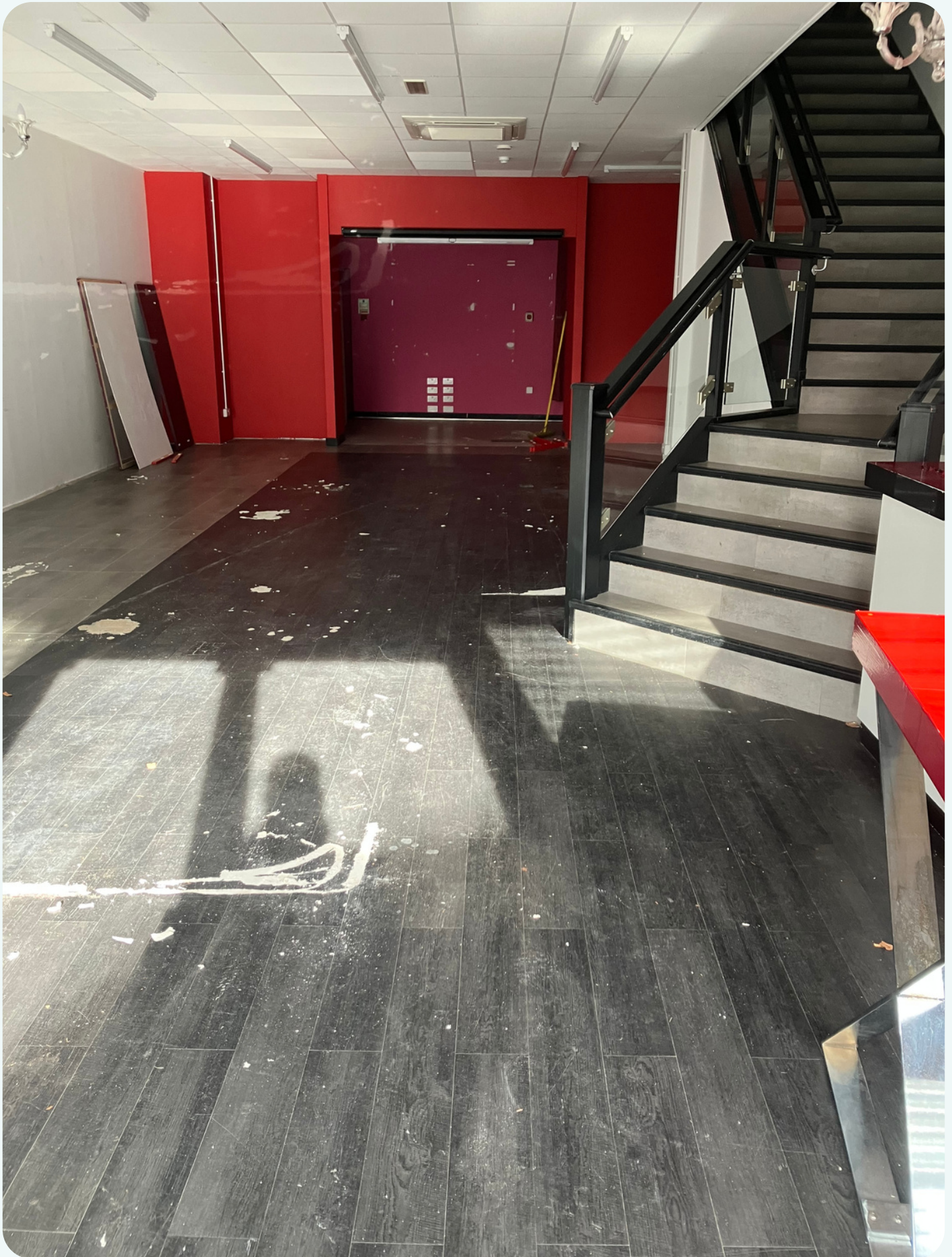
The premises are arranged on ground floor and first floor with the following approximate areas:

Description	Sq ft
Ground Floor Sales	1,308 sq ft (122 sq m)
First Floor	1,242 sq ft (115 sq m)
Total	2,550 sq ft (237 sq m)

There are WC facilities on the first floor and the unit has rear access



Ground Floor



Get in touch with our experts



James Lankfer

07768 935850

james.lankfer@bidwells.co.uk



Matt Hallam

07442 634 355

matt.hallam@bidwells.co.uk

Or get in touch with our joint agents

Filippa Mudd

07917 034807

filippamudd@fmx.co.uk

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