

Unit 2, 100 High Street, Cherry Hinton  
Cambridge, CB1 9HT  
*Shop to Let*



939 sq. ft (89.1 sq. m)

# Summary

## Location

The development is situated on Cherry Hinton High Street; a well populated street with good local amenities such as a Leisure Centre, Library and Primary School, as well as an interesting mix of retail and food and beverage operators.

The frontage is opposite national retailers such as Tesco Express, Cambridge Building Society, EACH Charity shop, and Morrisons. Local independents include Glam House (beauty), Cherry Hinton & Kumar Pharmacies and Winners Oriental mini-market.

The nearby food offering includes Domino's Pizza and Dorringtons Bakers, as well as independent takeaways, Cherry House, Golden Bridge & Indish.

## 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

£28,500 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.

## Business Rates

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

Rateable Value 2026 £22,500 Interested parties are advised to make their own enquiries of the City Council.

## Legal Costs

The Council would seek a contribution to its legal costs incurred in the transaction.

## EPC

The property has an energy rating of A (18). Full details available upon request.

## Accommodation

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

Description	Sq ft
Ground Floor	939 sq. ft (89.1 sq. m)

The unit is to be handed over in shell specification, with shop front, one fitted accessible toilet to the rear, and capped services to the unit. Further detail available upon request.

The tenant is to fully fit out the unit.

# Internal Images



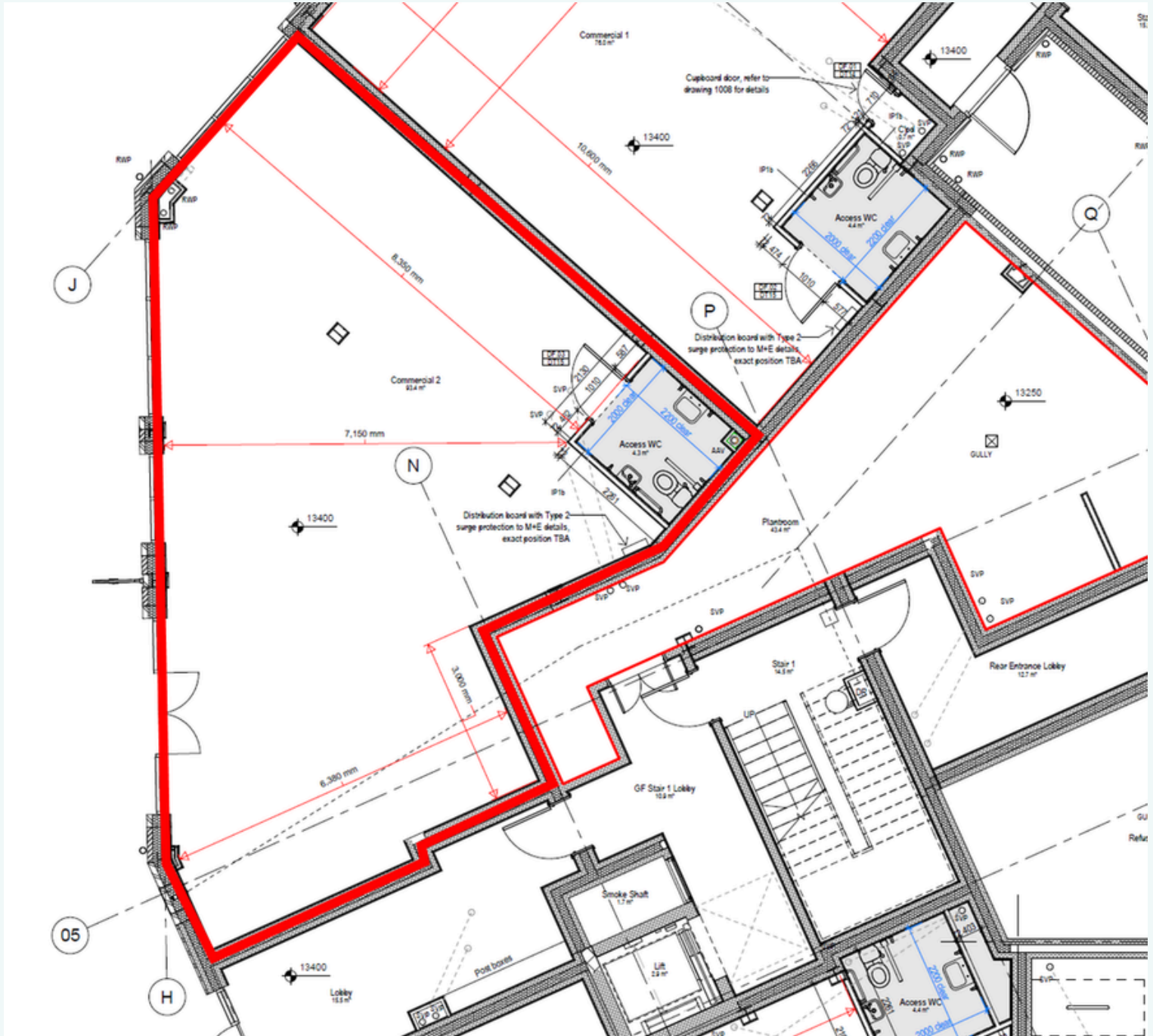
# Exterior Pictures



# Nearby Occupiers



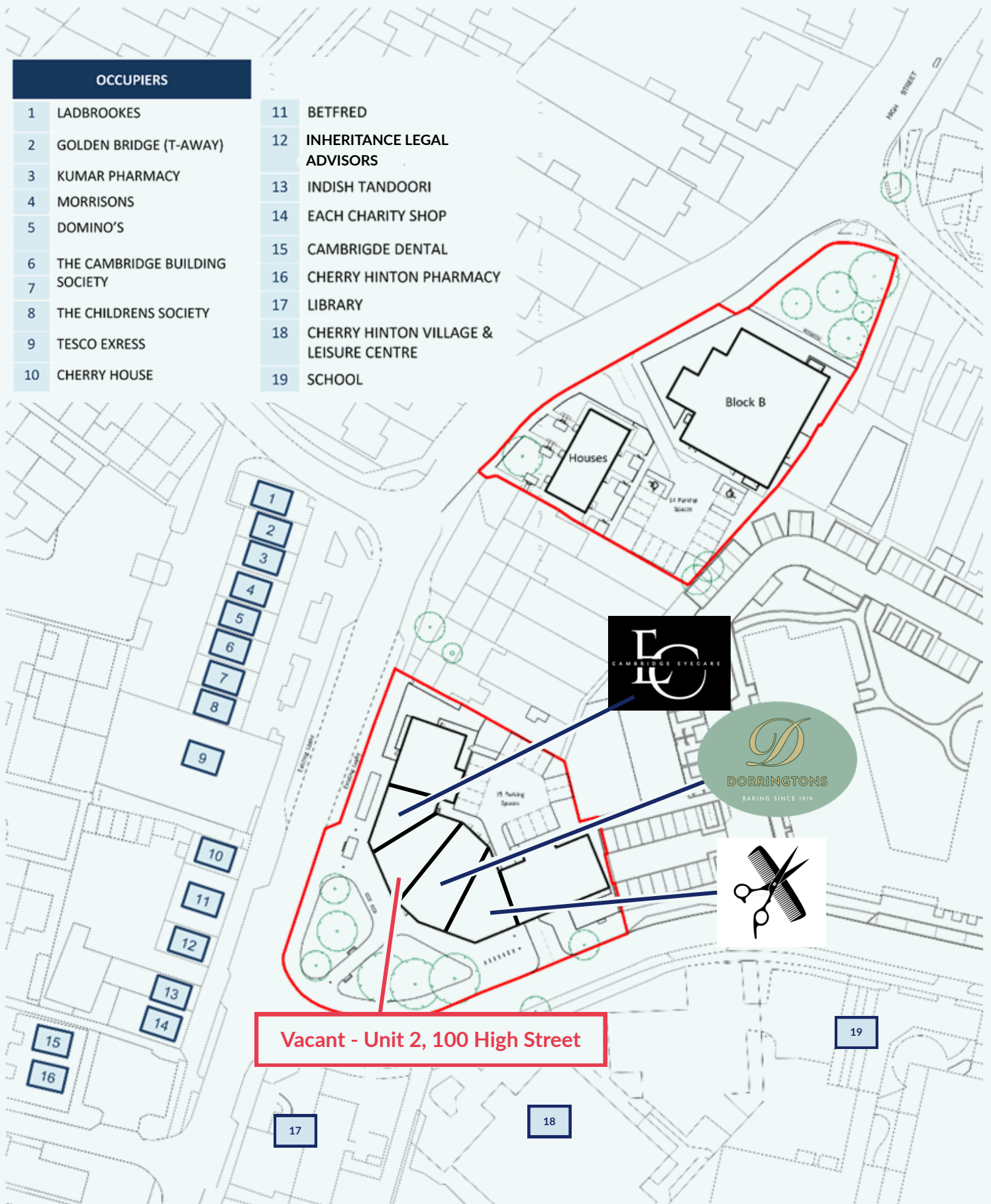
# Floor Plans



# Location

## OCCUPIERS

- |   |                                |    |  |
|---|--------------------------------|----|--|
| 1 | LADBROOKES                     | 11 | BETFRED                                |
| 2 | GOLDEN BRIDGE (T-AWAY)         | 12 | INHERITANCE LEGAL ADVISORS             |
| 3 | KUMAR PHARMACY                 | 13 | INDISH TANDOORI                        |
| 4 | MORRISONS                      | 14 | EACH CHARITY SHOP                      |
| 5 | DOMINO'S                       | 15 | CAMBRIDGE DENTAL                       |
| 6 | THE CAMBRIDGE BUILDING SOCIETY | 16 | CHERRY HINTON PHARMACY                 |
| 7 | THE CHILDRENS SOCIETY          | 17 | LIBRARY                                |
| 8 | TESCO EXPRESS                  | 18 | CHERRY HINTON VILLAGE & LEISURE CENTRE |
| 9 | CHERRY HOUSE                   | 19 | SCHOOL                                 |



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