



To Let

3 The Broadway
Mill Road
Cambridge
Cambridgeshire
CB1 3AH

365 Sq ft (33.91 Sq. m)

- Available on a new direct lease
- Situated on a popular retail parade on Mill Road
- Service space and access to the rear
- Walking distance to the train station and centre of Cambridge
- Suitable for A1 Retail uses only. (Food and drink uses will not be permitted)

Location

The Broadway occupies a prominent position on Mill Road, a vibrant and popular retail parade in Cambridge known for its mix of independent shops, cafés, and restaurants. The area benefits from strong footfall and a dense surrounding residential catchment.

Cambridge city centre is approximately one mile to the west of the property. With Cambridge Railway Station also within walking distance, it provides excellent transport links.

Description

The property comprises a ground floor retail unit, providing open plan accommodation together with WC facilities. The unit further benefits from rear access and parking for one vehicle.

To the rear of the property, there is also a large storage shed, offering useful ancillary space.

Accommodation

The premises comprise the below net internal area:

Ground Floor	365 Sq. ft. (33.91 Sq. m.)
Total	365 Sq. ft. (33.91 Sq. m.)

Planning

The property currently falls under Class E of the Town & Country Planning (Use Classes) Order 1987 as amended. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457 200.

Suitable for A1 Retail uses only, food and beverage uses will not be permitted.

Uniform Business Rates

The property is entered in the VOA Rating List for 2026 with a rateable value of £14,000.

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on 01223 457 743.

Service Charge

A service charge is payable towards upkeep of the external parts of the parade.

Further information available on request.

EPC

The property has an EPC Rating of C (72), expiring in June 2028.

Terms

The property is available on a new effectively full repairing and insuring lease, at a rent of £15,000 exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Rand

Tel: 01223 213666

Email: will.rand@cheffins.co.uk

