

24 Market Street, Cambridge, CB2 3PA
Prime Retail Shop to Let



Ground Floor 715 sq. ft (66.43 sq. m)

Basement 980 sq. ft (91.05 sq. m)

Total 1,695 sq. ft (157.47 sq. m)

Staff Unaware

Summary

Location

The property is situated on one of the busiest retail streets in Cambridge, benefitting from regional and tourist footfall. Nearby retail occupiers include TK Maxx, Next, Marks and Spencer, Fat Face, Waterstones and Urban Outfitters. Food and beverage offerings on the street also include Flat Iron, Pizza Pilgrims, Taco Bell, Five guys, Pret A Manger and Caffe Nero.

Lease

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

Rental Guide

£82,500 per annum, exclusive of business rates and VAT.

Legal Costs

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

VAT

The property is elected for VAT.

Business Rates

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

Rateable Value 2026 £62,500 - Interested parties are advised to make their own enquiries of the City Council.

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries with the City Council.

EPC

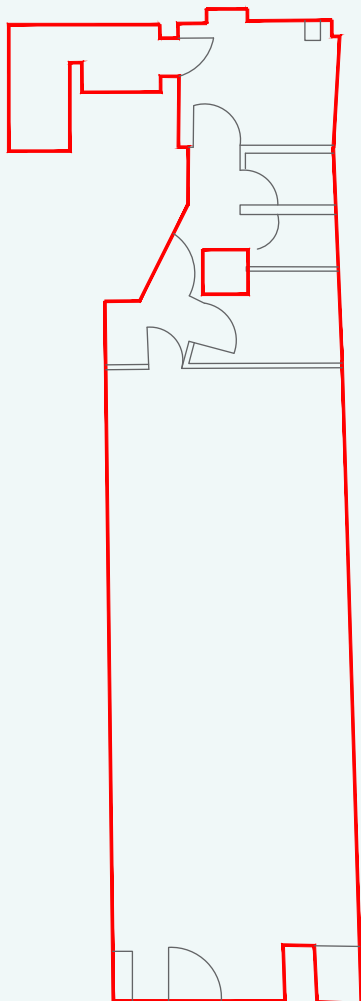
The property has an energy rating C (71) . Full details available on request.



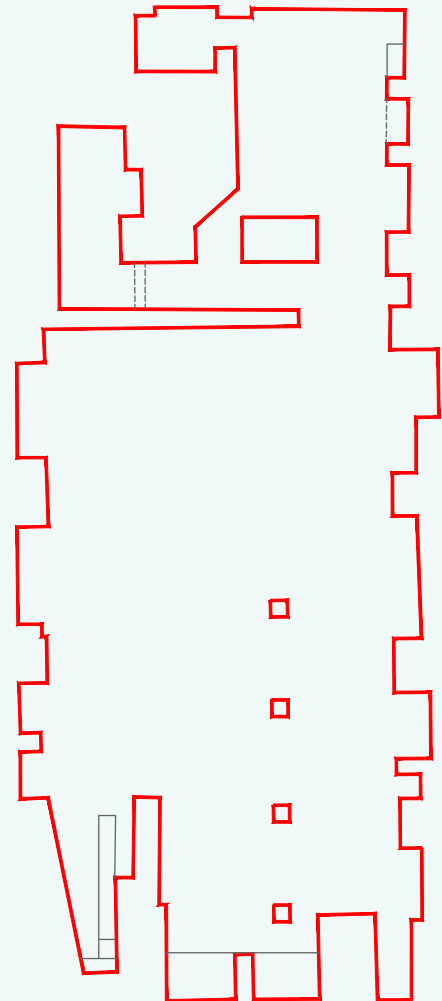
Accommodation

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

Description	Sq ft
Ground Floor	715 sq. ft (66.43 sq. m)
Basement storage	980 sq. ft (91.05 sq. m)
Total	1,695 sq. ft (157.47 sq. m)



Ground Floor



Basement

Internal Images



Location



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Certified



Corporation

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