

17 Burleigh Street, CB1 1DG

Restaurant/Retail to Let



Ground Floor: 1,536 sq. ft (142.7 sq. m)

Summary

Location

Burleigh Street is a prime route towards The Grafton and is a main thoroughfare adjoining Fitzroy Street and East Road. The area is known for the hustle and bustle of students with the Anglia Ruskin University and nearby Cambridge Art School, with associated accommodations. The street is anchored by national retailer Primark with a variety of charity shops including Mind, British Heart Foundation and Oxfam. There is also a health and beauty offering with uses including nail bars, hairdressers and barbers. Food and beverage occupiers within the immediate vicinity include Gail's, Starbucks and Café Nero. The area is also due to widely benefit from the re-development of The Grafton Centre.

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

£46,500 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.

EPC

The property currently has an energy rating A (23). Full details available on request.

Uses

Previously used as a coffee shop/ restaurant, therefore restaurant or retail uses will be considered

Business Rates

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

Rateable Value April 2026 £36,750 / Rateable Value April 2023 £34,000. 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.



Accommodation

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

Description	Sq ft
Gross Frontage	25 ft 6 ins (7.77 m)
Shop Depth	66 ft 2 ins (20.17 m)
Ground Floor Area	1,536 sqft. (142.7 sqm.)

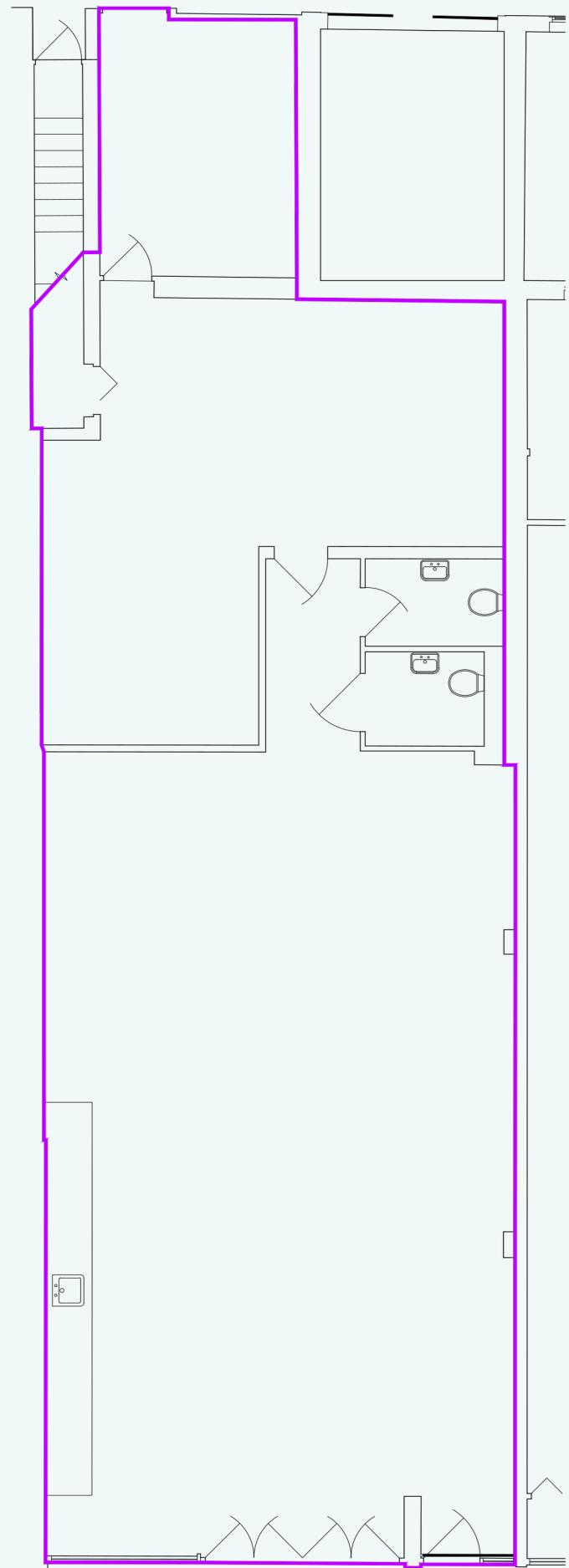
The property benefits from rear access and a car parking space



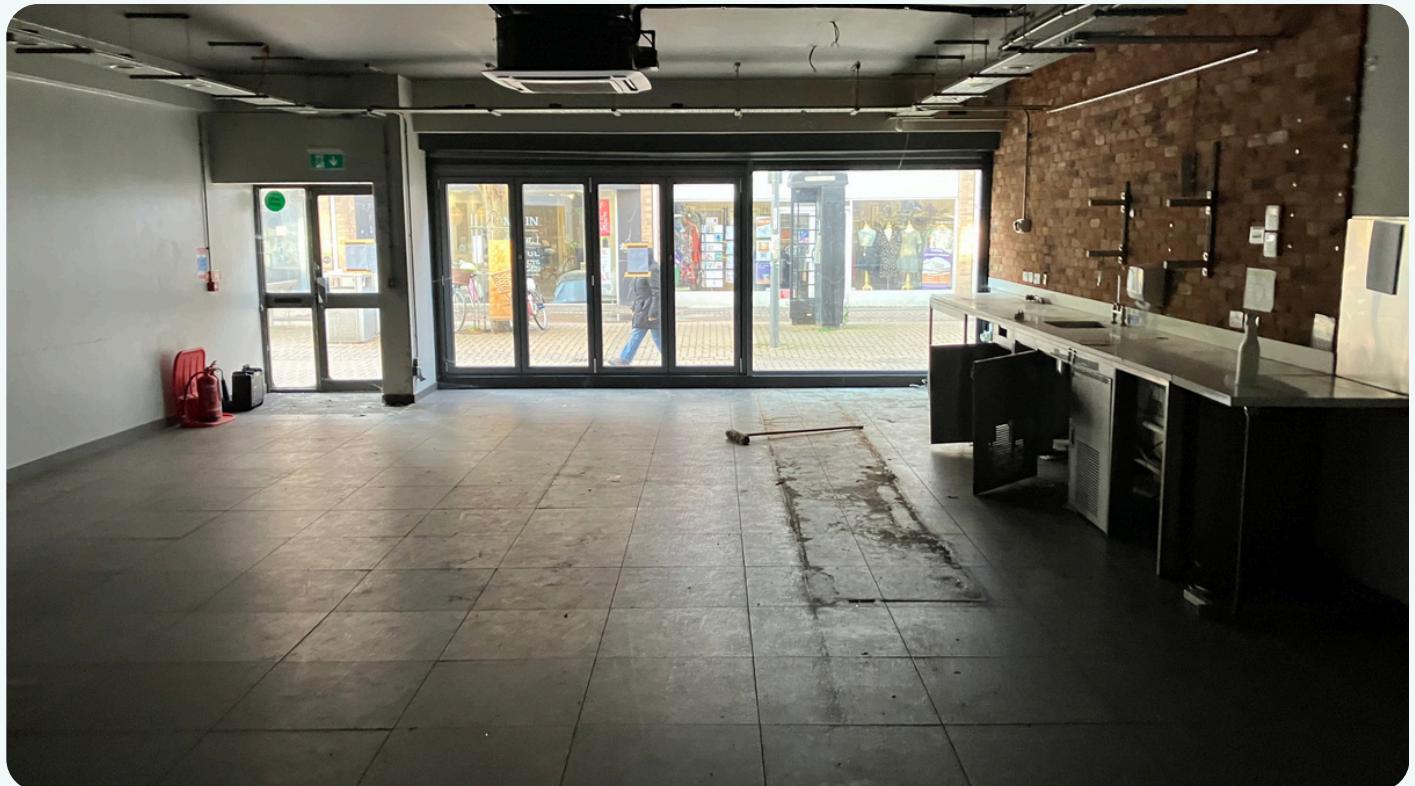
CGI of the Grafton Redevelopment



Floor Plan



Images



Location



Get in touch with our experts



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