



## Prime City Centre

Cambridge, , CB1

### Prime Cambridge City Centre Restaurant

**3,000 sq ft**  
(278.71 sq m)

- Very Busy Town Centre Location
- Good pedestrian footfall at all times
- Full Kitchen Extraction
- Laid out over 2 floors
- Close to Bus and Train Stations

# Prime City Centre, Cambridge, CB1

## Summary

Available Size	3,000 sq ft
EPC Rating	Upon enquiry

## Description

The Restaurant is fully fitted out to a very good standard and is laid out over 2 floors with a large fully fitted kitchen in situ with full extraction. The overall seating capacity is approximately 120 covers including private seating areas. There is also additional seating to the side and front of the premises.

## Location

Prominently located in the heart of Cambridge and sits close to the bustling Grand Arcade shopping area, making it highly accessible for both shoppers and students. It is also very close to the bus station and a stones throw from Cambridge City Centre Rail station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
1st	1,500	139.35
<b>Total</b>	<b>3,000</b>	<b>278.70</b>

## Tenure

A renewed FRI lease for a term of 20 years with 5 yearly rent reviews, and is contracted outside the security provisions of the Landlord & Tenant Act 1954

## Rent

£110,000 per annum exclusive.

## Premium

On Application.

## VAT

VAT may be applicable to the rent, premium and all other figures quoted.

## Planning/Licence

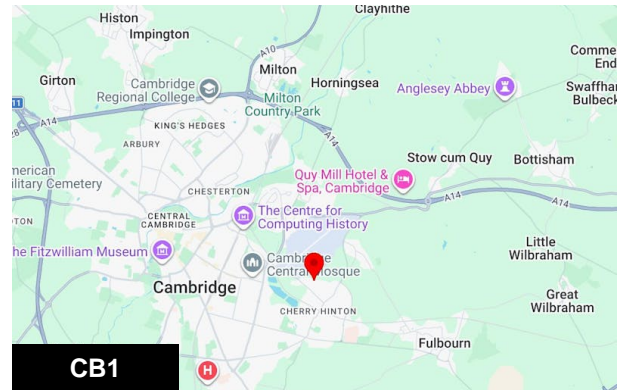
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

## Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

## Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



**Salvatore Di Natale**

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