

ON THE INSTRUCTIONS OF ABERDEEN STANDARD INVESTMENTS

CAMBRIDGE – (UNIT 38), 8 LION YARD SHOPPING CENTRE

PRIME RETAIL UNIT TO LET ADJACENT TO THOMAS SABO
(SUBJECT TO POSSESSION)



LOCATION

The Lion Yard Shopping Centre links Petty Cury, the prime retail thoroughfare in Cambridge with St Andrews Street and contains a wide range of national multiple retailers including **Superdry, New Look, C&J Clark, Accessorize, Sports Direct, Timberland, Smiggle, Tiger** and **Hotel Chocolat**.

The subject premises front the central atrium area being situated adjacent to **Thomas Sabo** with other nearby retailers including **Tiger, Hotel Chocolat, Ernest Jones** and **Sports Direct**.

THE PROPERTY

The premises offer the following approximate dimensions and net internal floor areas:

Internal Width (max)	-	9.07 m	29' 09"
Shop Depth (max)	-	16.94 m	55' 07"
Ground Floor Sales	-	148.46 m ²	1,598 sq.ft.
Basement Ancillary	-	55.74 m ²	600 sq.ft.

EPC

An EPC is available upon request.

COSTS

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

LEASE

The premises are available to let by way of a new lease for a term to be agreed. Quoting terms are available upon application.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	£204,000
UBR (2019/2020)	-	50.4p

Interested parties are advised to make their own enquiries to the Rates Department at Cambridge City Council - Tel: 01223 457 705

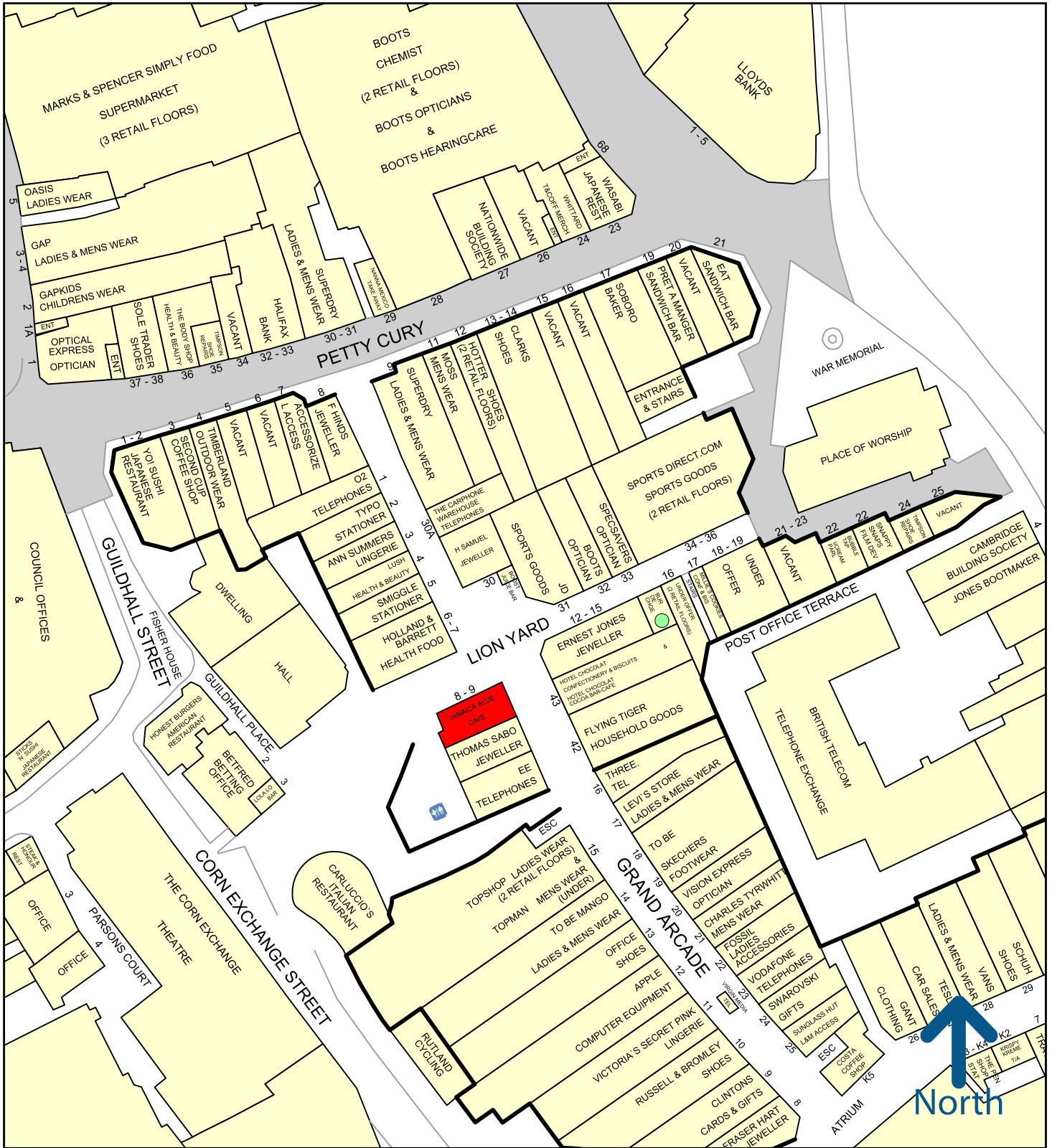
INSPECTION

Viewings can only be carried out with prior notice by contacting either:-

John Mortimer johnmortimer@sprrg.co.uk or
Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100

Or our joint agents, Messrs Lunson Mitchenall
Tel: 020 7478 4950



50 metres

Experian Goad Plan Created: 17/06/2019
Created By: Smith Price RRG



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