

# CAMBRIDGE

## 11 Fitzroy Street, Cambridge CB1 1ER

### SHORT TERM OPPORTUNITY – SUBJECT TO VP



#### LOCATION

Cambridge is an affluent city and considered one of the most in the UK. The Cambridge catchment contains 910,000 residents and 284,000 shoppers and is affluent with 44% being ranked in two of the most affluent ACORN profiles – 39% above UK average. Cambridge has a large student population attracting over 30k students, along 17 million visitors each year.

Fitzroy Street is located West of the main entrance to the Grafton Centre, which is one of the main retail destinations in Cambridge, and is a 10 minute walk from the city centre.

The property occupies a prominent position on Fitzroy Street and is in between **Specsavers** and **CEX** opposite **Café Nero** and **Little Waitrose**.

#### ACCOMMODATION

The property provides the following approximate areas;

|               |                    |                 |
|---------------|--------------------|-----------------|
| Ground Floor: | <b>1,219 sq ft</b> | <b>113 sq m</b> |
| First Floor:  | <b>1,264 sq ft</b> | <b>117 sq m</b> |

#### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed. There is to be landlord lease flexibility from September 2027.

#### RENTAL

Please contact the agents.

#### SERVICE CHARGE

£665 pa

#### RATING

The property is assessed for rates as follows:

|                          |                   |
|--------------------------|-------------------|
| Rateable Value 2023:     | <b>£50,500</b>    |
| UBR 2024/25:             | <b>54.6p</b>      |
| Estimated Rates Payable: | <b>£27,573 pa</b> |

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

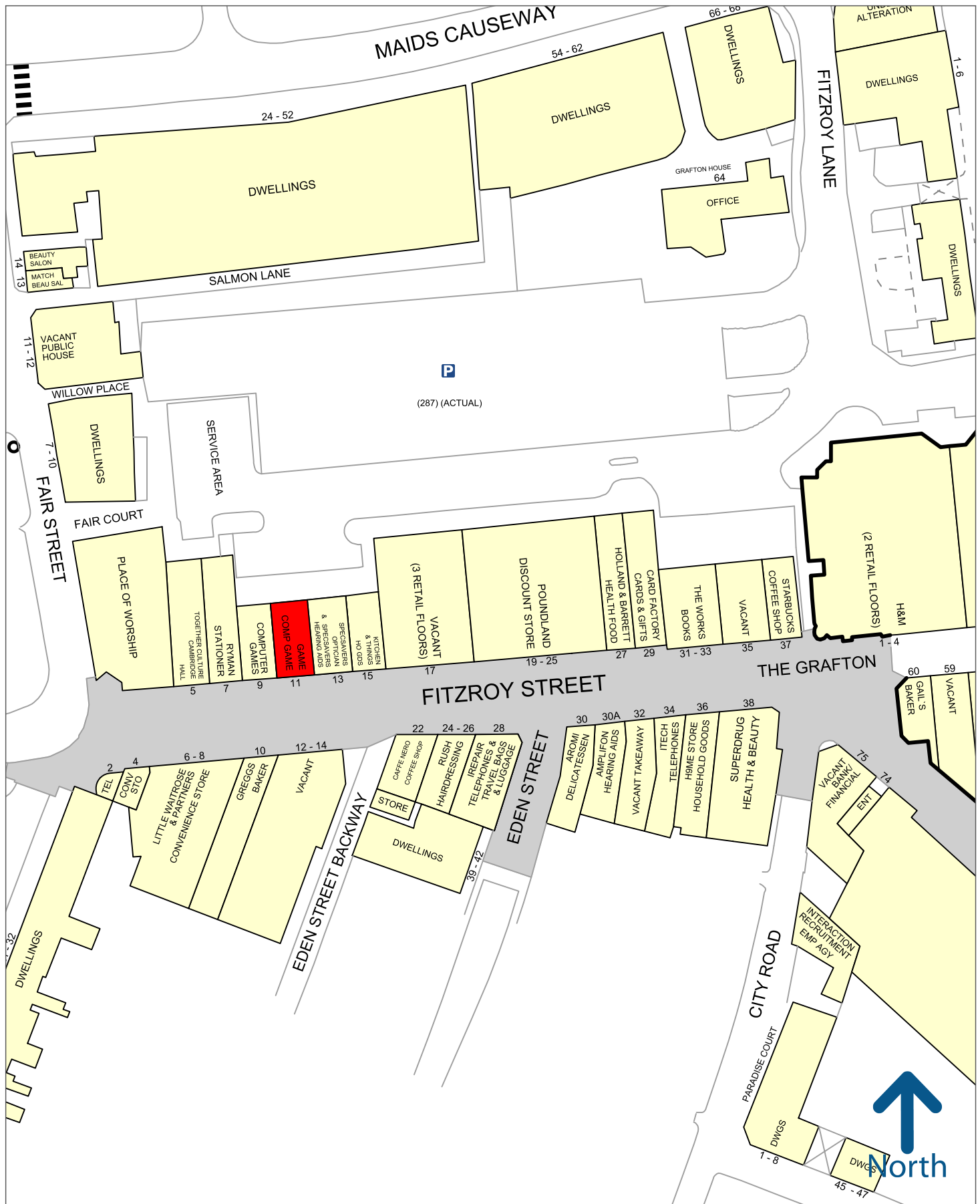
#### Filippa Mudd

07917 034807

[filippamudd@fmx.co.uk](mailto:filippamudd@fmx.co.uk)

Or via our joint agent, Bidwells.

Date: OCTOBER 2024



50 metres

Experian Goad Plan Created: 28/10/2024  
Created By: FMX