

# RETAIL PREMISES - TO LET



14 Regent Street, Cambridge, CB2 1DB

1,934 sq ft  
179.7 sq m

Carter Jonas

## Key Highlights

- High Quality Retail Accommodation
- Prominent Retail Location with High Footfall
- Walking Distance from Cambridge City Centre and Cambridge Central Train Station
- Excellent Frontage and Visibility
- Available by the way of New Lease



## Location

The property is prominently positioned along Regent Street, one of Cambridge's principal routes linking the railway station with the city centre. Situated directly opposite the western edge of Parker's Piece, the unit benefits from consistent pedestrian and vehicular traffic, providing strong visibility.

The historic city centre, Market Square, Grand Arcade and Cambridge railway station are all within easy walking distance. Drummer Street Bus Station is also approximately a 6-minute walk away, offering comprehensive public transport links including access to the wider park and ride network.

The surrounding area is well established, with a mix of recognised occupiers and independent businesses. Nearby operators include Parker's Tavern, Cambridge City Council offices, PizzaExpress and Sainsbury's Local, contributing to a lively and well-balanced trading environment.

## Description

The property comprises a mid-terrace retail unit of solid brick construction, featuring an attractive glazed frontage providing strong natural light and good display opportunities.

Internally, the accommodation is arranged to provide ground floor sales space, with a partitioned wall creating a large storage/breakout area. The unit will be delivered to a white box specification, including painted and plastered walls, a mixture of LED spot and strip lighting, and a combination of laminate and wood effect flooring, allowing flexibility for tenant fit-out.

The property further benefits from WC and kitchenette facilities, a heating and cooling system and a security alarm system (subject to recommissioning).

## Accommodation

Area	Sq M	Sq Ft
Ground Floor	176.7	1,934



## Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed.

## Rent

Quoting: £40,000 per annum exclusive.

## Business Rates

Rateable Value from 1 April 26: £34,250

Estimated Rates Payable from April 26: £13,088.50

## EPC

B (43) – Certificate available upon request.

## Planning

The premises has use Class E consent (Commercial Business and Service) in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.

## VAT

We understand VAT to be payable on all sums due.

## Legal Costs

Each party to be responsible for the payment of their own legal costs.

## Viewing

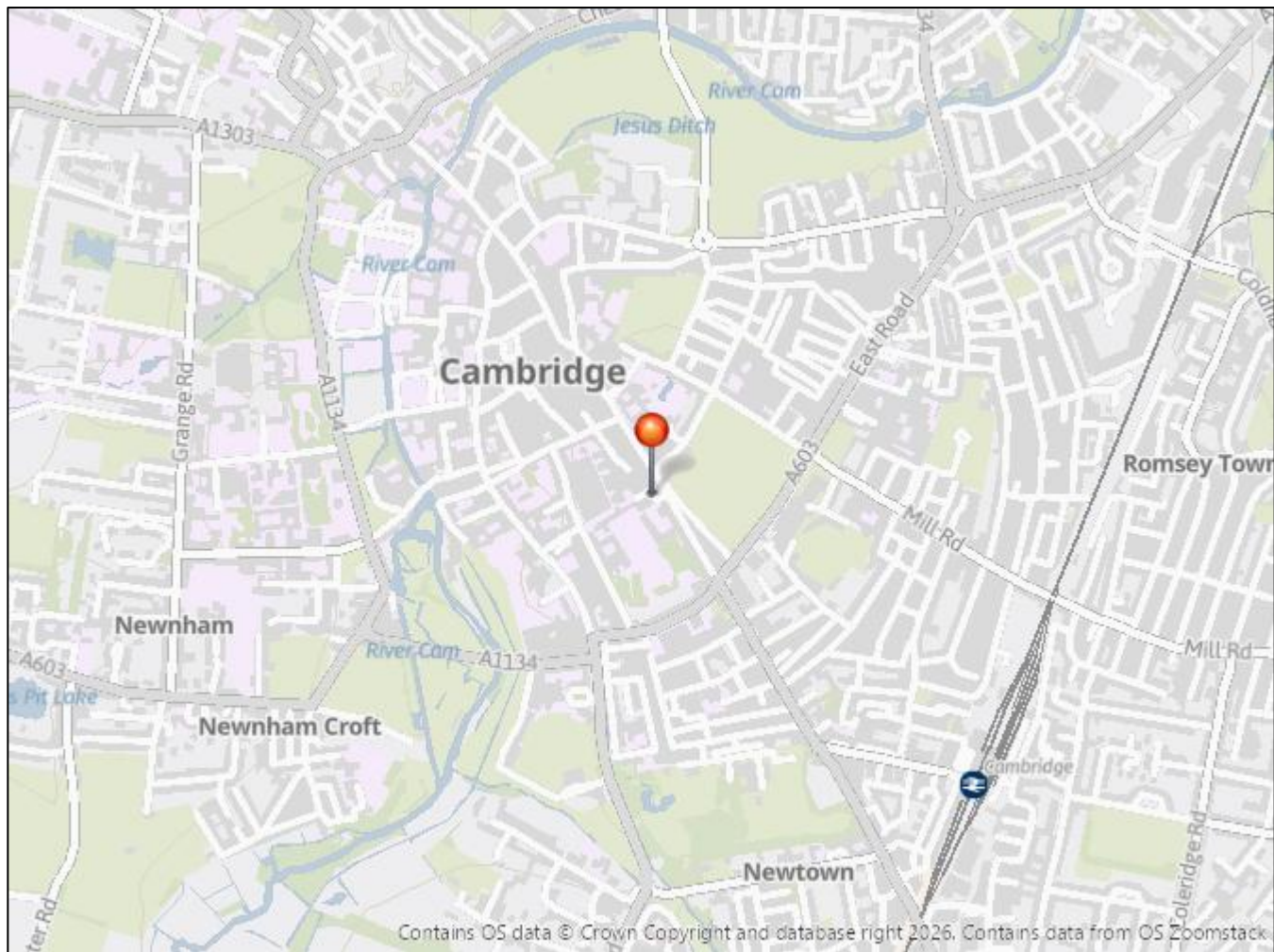
Strictly by appointment with sole agents Carter Jonas.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.



## Location Map



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. Some images have been enhanced with the use of AI. April 2026.

**Lenny Philcox**  
07483 440544 / 01223346627  
Lenny.Philcox@CarterJonas.co.uk

**Callum Middleton**  
07977 915782 / 01223 326817  
Callum.Middleton@CarterJonas.co.uk

**Carter Jonas**