

RESTAURANT PREMISES - TO LET



35 Newnham Road, Cambridge, CB3 9EY

1,144 sq ft
106.3 sq m

Carter Jonas

Key Highlights

- Well Presented Restaurant Unit
- Prominent Position on Newnham Road, close to Cambridge City Centre
- Character Building with Fitted Kitchen and Ancillary Space
- Excellent accessibility and visibility via local bus routes and cycle routes
- One On Site Parking Space
- Available by the way of New Lease



Location

Unit 35, Newnham Road is prominently situated on the southern side of Newnham Road, a well-established and well-trafficked route providing direct access to the west of Cambridge city centre, approximately 0.5 miles away. The surrounding area is characterised by an attractive mix of period residential properties and a vibrant cluster of growing local businesses.

Cambridge railway station is located approximately 1.5 miles to the north-east, while nearby bus stops at Causeway Side and Madingley Road are within a short two-minute walk, offering convenient connections to the city centre, Cambridge Science Park and surrounding areas.

The property also benefits from close proximity to several University of Cambridge colleges, including Newnham College (approximately an 8-minute walk), Selwyn College (11 minutes) and Robinson College (15 minutes), making the location well positioned for high footfall.

Description

The property comprises a two-storey restaurant premises with a prominent glazed frontage, providing excellent natural light and visibility. The ground floor offers a well-configured dining area accommodating approximately 30 covers and benefits from wood-effect laminate flooring, ceiling fans, spot lighting, wall-mounted power sockets and air conditioning. Additional features include a small service bar, two storage rooms, customer WC facilities, and painted and plastered walls complemented by decorative tiled finishes.

To the rear of the ground floor is a fully fitted commercial kitchen, equipped with industry-standard non-slip flooring and extraction systems, providing a practical, efficient and compliant workspace for food preparation.

The first floor provides further dining accommodation for approximately 28 covers and features single-glazed, timber-framed windows with frosted and stained-glass detailing. This level also includes additional customer WC facilities, a dumb waiter and a generously sized storage room.

Tenure

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



Accommodation

Area	Sq M	Sq Ft
Ground Floor	71.9	774
First Floor	34.4	370
Total	106.3	1,144

Rent

Quoting: £30,000 per annum exclusive.

VAT

We understand VAT to be payable on all sums due.

Business Rates

Current Rateable Value (1 April 2023 to Present): £11,500

For more information please contact the disposing agent

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Legal Costs

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

Viewing

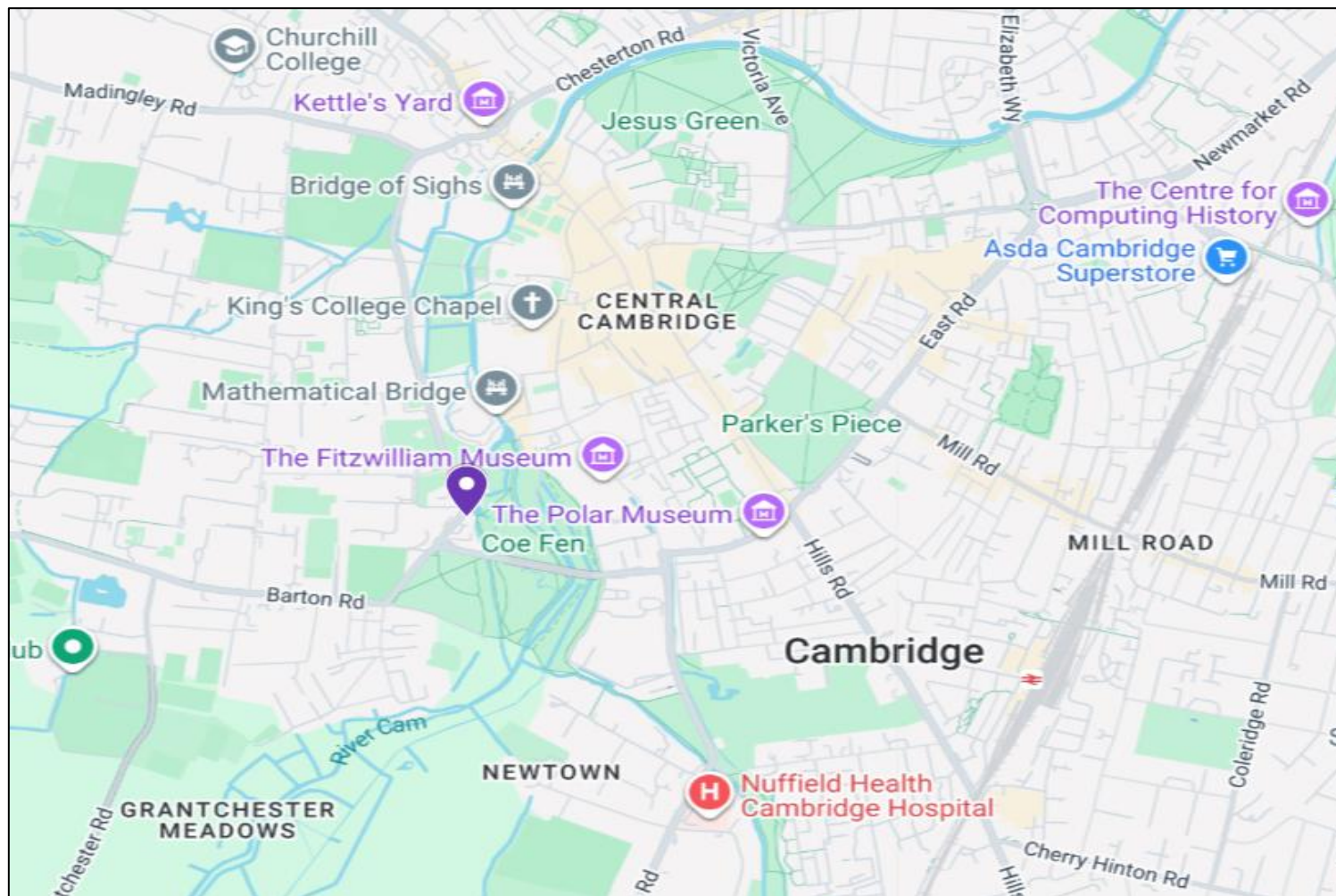
Strictly by appointment with sole agents Carter Jonas.

EPC

B (45)- Copy of certificate available upon request.



Location Map



IMPORTANT INFORMATION

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