

RETAIL UNIT - TO LET



38-40 Regent Street, Cambridge, CB2 1DP

2,405 sq ft
223.4 sq m

Carter Jonas

Key Highlights

- High quality accommodation in prominent retail location
- Walking distance from both Cambridge City Centre and Cambridge Central train station
- High footfall location
- Prominent frontage
- Suitable for a variety of uses under Use Class E
- Available by the way of New Lease



Location

The property occupies a prominent position on Regent Street, just off Regent Terrace and Parker's Piece. Regent Street serves as a main arterial route into the city centre offering excellent levels of footfall and connectivity.

Cambridge train station, the historic city centre, market square and the Grand Arcade Shopping Centre are all within walking distance. Additionally, Drummer Street Bus Station is a short walk, providing access to all park and ride routes.

Nearby occupiers include The Regent Apart Hotel, Naked Kitchens, Parkers Tavern, Downing College's Porter's Lodge and entrance to the college grounds alongside a variety of independent cafés and retailers, contributing to a strong and diverse trading environment.

Description

The property comprises a mid terraced retail unit of cavity brick construction, benefiting from full height glazing across the entirety of the frontage and an attractive frontage to depth ratio. Internally, accommodation is provided across open plan ground floor showroom and ancillary basement. The unit will be offered as shell and core / whitebox specification ready for occupier fit-out. DDA compliant WC's are currently installed on the ground floor with additional WC facilities provided at basement level.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	148.0	1,593
Basement	75.4	811
Total	223.4	2,405

*Areas provided on a NIA basis

Rent

Quoting: £70,000 per annum exclusive.

Tenure

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

Business Rates

Rateable Value from 1 April 26: £53,500
Estimated Rates Payable from April 26: £23,005

EPC

C (57) – 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.

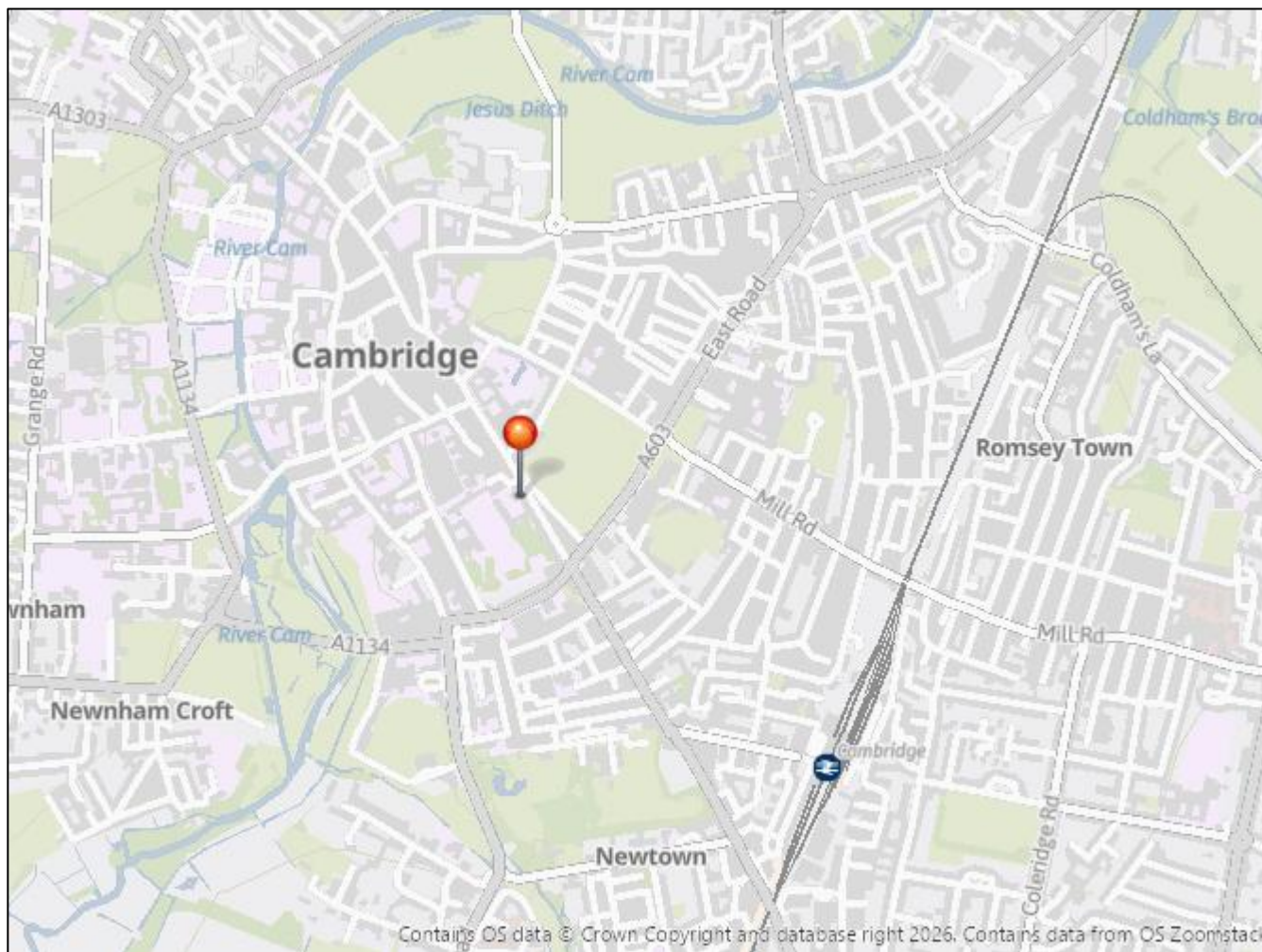
Viewing

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 of the images may have been enhanced with the use of AI. April 2026.

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