

RETAIL UNIT - TO LET

39 REGENT STREET
CAMBRIDGE
CB2 1AB

996 sq ft
92.5 sq m

- High quality accommodation in prominent retail location.
- Within walking distance of train station and city centre.
- Refurbished period style building
- Use Class E permissions
- Available soon



Carter Jonas

Classification L2 - Business Data

LOCATION

The property is situated on the eastern side of 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 foot fall and connectivity.

Within walking distance, you'll find Cambridge Train Station, the historic city centre, Market Square and The Grand Arcade shopping centre. Additionally, Drummer Street Bus Station is a short walk, providing access to all Park & Ride routes.

Nearby occupiers include Starbucks, Zizzi's, Pizza Express and Novi Kitchen & Bar.

DESCRIPTION

The property forms part of the ground floor of the Regent Aparthotel, an attractive period style property of cavity brick construction, which was refurbished in 2021/22. Accommodation comprises a ground floor showroom with additional raised retail area and WC. There is also a basement, which is currently fitted with storage and additional WC facilities.

The property benefits from very good levels of natural light provided by full height glazing and attractive frontage to depth ratio. The space is currently fitted as a high-quality kitchen showroom, however, due to the flexible nature of the floor plate would be suitable for a wide range of occupiers.

ACCOMMODATION

The below measurements are provided on an NIA basis:

Space	Sq Ft	Sq M
Ground Floor	996	92.6
Basement	258	24.3

TERMS

The property is available by way of a new effective FRI lease with terms to be agreed.

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.

RENT

£48,500 per annum exclusive

RATEABLE VALUE

Rateable Value 23/present: £21,500
Estimated Rates Payable 23/Present: £10,728.50

SERVICE CHARGE

A service charge will be payable for the shared upkeep of the common areas. More details available upon request.

EPC

C:63

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

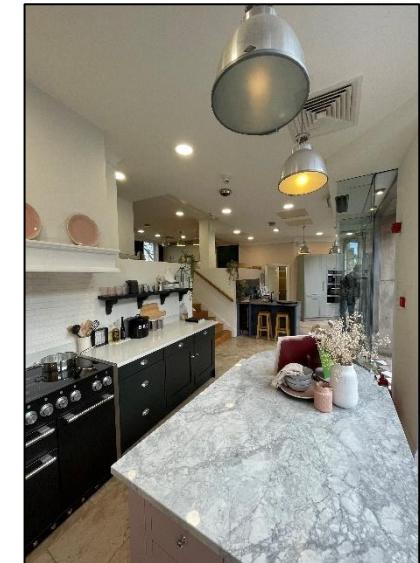
We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

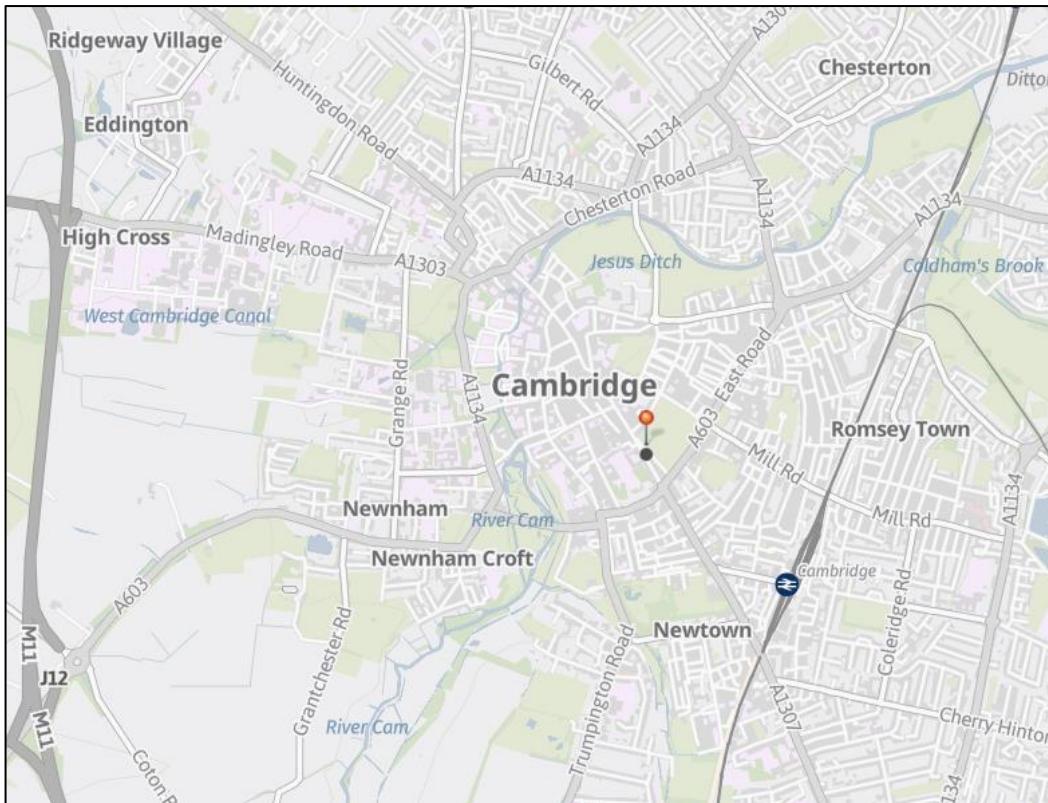
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.

VIEWING

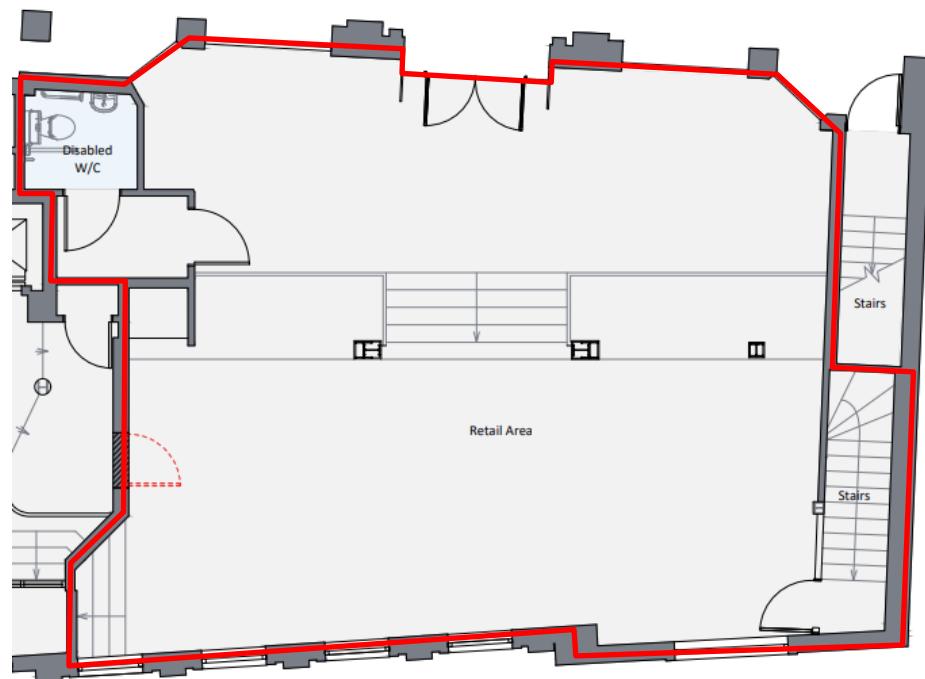
Strictly by appointment with agents.



LOCATION MAP



INDICATIVE GROUND FLOOR PLAN



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. February 2025.

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