

RETAIL PREMISES TO LET: **REDUCED RENTAL LEVEL**



91, Cherry Hinton Road, Cambridge, CB1 7BS

610 sq ft
56.7 sq m

Carter Jonas

Key Highlights

- Situated in a prominent location on the popular Cherry Hinton Road
- Suitable for a range of commercial uses within Use Class E provisions including retail
- Dedicated parking spaces
- Quoting: ~~£26,750~~ £22,500 per annum



Location

The property is prominently located on the western side of Cherry Hinton Road, a busy arterial route leading into the southeast of the city. It is in close proximity to Cambridge Leisure Park, which hosts several national occupiers such as Nando's, Sainsbury's, and Subway. Cambridge Train Station is 0.7 miles away, offering direct rail links to Cambridge North (approximately 4 minutes) and London King's Cross (approximately 45 minutes).

Description

The property features a ground floor retail unit with a full height glazed frontage to Cherry Hinton Road, ideal for occupiers requiring a prominent display area. The accommodation is open-plan, complete with a kitchenette and a w/c at the rear. Internally, the property presents well and is fitted with specification including a comfort heating/cooling system and LED spotlights. Additionally, there is parking available at the rear of the property, and a small loading area at the front suitable for deliveries and loading.

Accommodation

*Areas provided on an NIA basis

Area	Sq M	Sq Ft
Ground Floor	56.7	610

Rent

Quoting - ~~£26,750~~ £22,500 per annum exclusive

Tenure

Available by way of a new FRI lease on terms to be agreed.

Rateable Value

Rateable value (2023 – present): £20,750

Estimated rates payable: £10,354 per annum

EPC

D:90

VAT

We understand VAT is not chargeable on the rent.

Legal Costs

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

Anti-Money Laundering

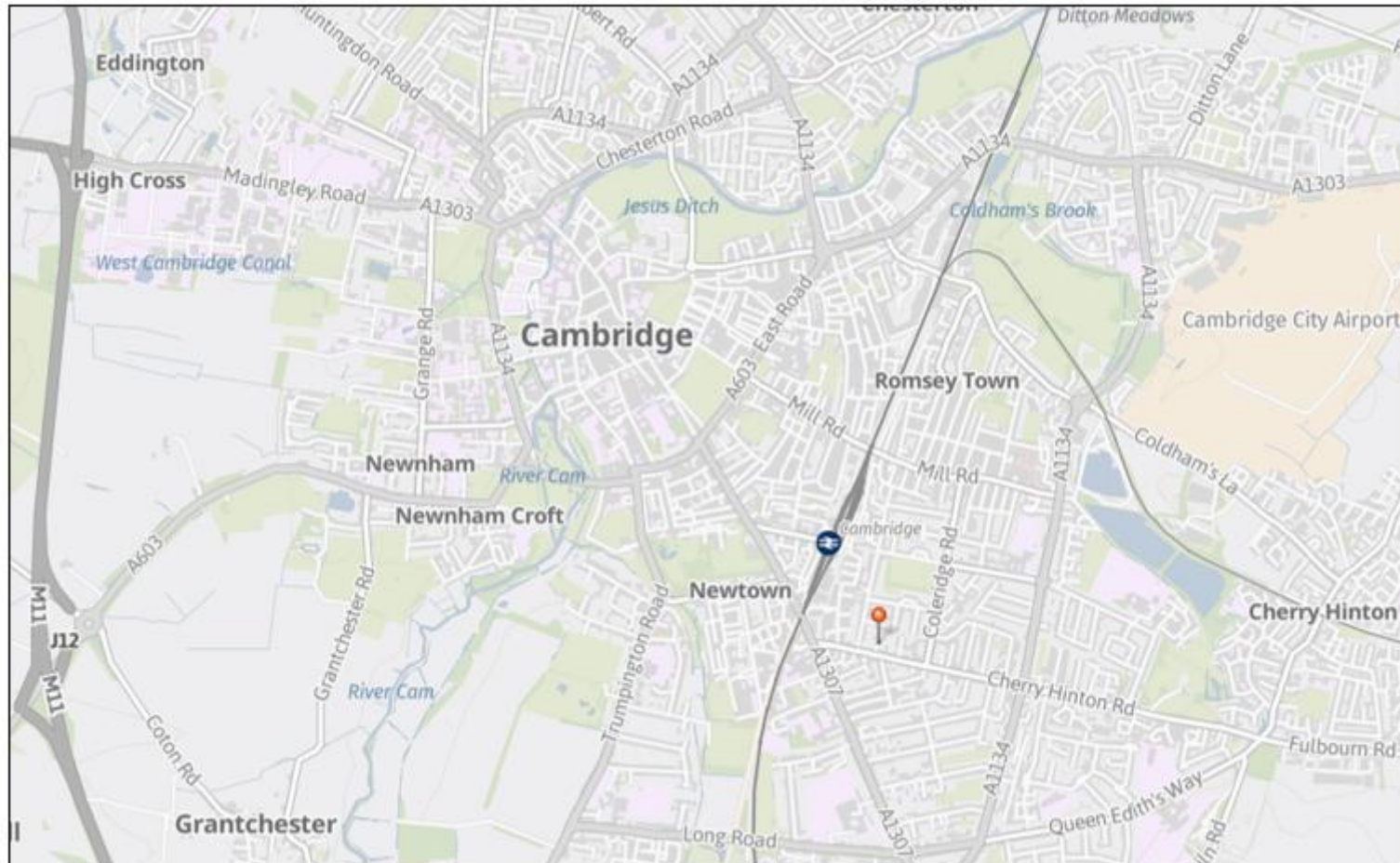
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Viewing

Strictly by appointment with the sole agents
Carter Jonas



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. December 2025.

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