Prime Newbuild Retail Unit – Pre Let Available



19-31 Regent Street, Cambridge, CB2 1AB

2,003 sq ft

186.06 sq m

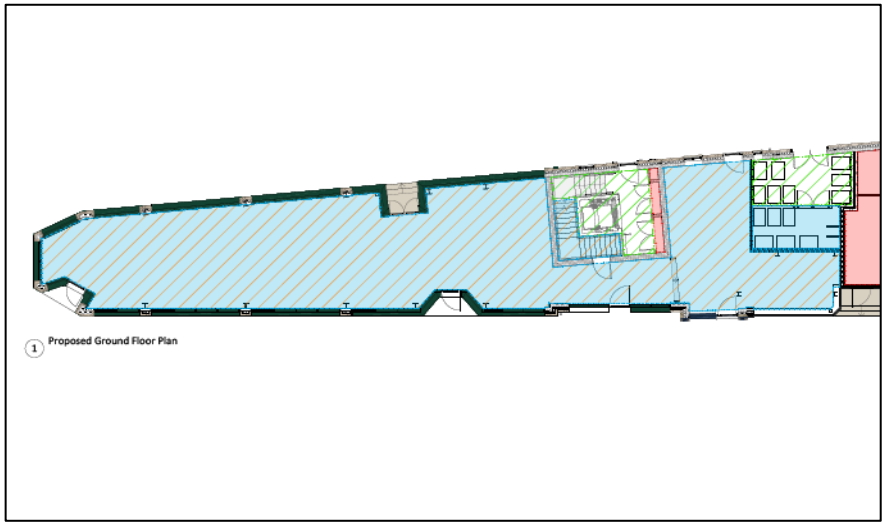
Carter Jonas

Key Highlights

- Newly developed unit in prime retail location
- Target delivery September 2027
- Attractive double frontage
- Walking distance from both Cambridge City Centre and Cambridge Central train station
- Extremely high footfall location
- Suitable for a variety of uses under Use Class E
- Ability to facilitate extraction
- Available by the way of new lease



CMP Architects



Indicative floor plan provided by CMP Architects

Location

The property occupies a prominent position on Regent Street, one of Cambridge's core arterial routes connecting Cambridge Train Station and the city centre. The location provides excellent levels of footfall, connectivity and immediately backs onto Parker's Piece, one of the city centre's most popular open spaces.

The historic city centre, Market Square and the Grand Arcade Shopping Centre are all within walking distance (approx. 3 mins). Additionally, Drummer Street Bus Station is also short walk (approx. 7 mins), providing access to all park and ride routes.

Cambridge train station is approximately 18 minutes away and provides regular direct services to Kings Cross (50 mins), Liverpool Street (1hr 13 mins).

Nearby occupiers include The Regent Apart Hotel, Naked Kitchens, Parkers Tavern and University Arms Hotel, John Lewis, Downing College's Porter's Lodge and entrance to the college grounds.

Description

The property is currently being redeveloped to provide an open-plan ground floor trading area with internal storage and ancillary basement accommodation, situated beneath purpose-built student accommodation. Delivery of the commercial unit is targeted for September 2027.

Upon completion, the property will benefit from an attractive full-height glazed double frontage, providing excellent visibility onto both Regent Street and Regent Terrace. The unit will also benefit from flexible Use Class E planning consent and will be capable of accommodating extraction, making it suitable for a wide variety of retail, leisure and food & beverage occupiers

Tenure

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

Rent

Quoting: £141,000 per annum exclusive.

Business Rates

To be determined following practical completion.

Accommodation

Area	Sq M	Sq Ft
Ground Floor Sales Area	178.00	1,916
Ground Floor Storage	8.06	87
Ancillary Basement	31.96	344
Total Area NIA*	**186.06**	**2,003**

* The areas cited above have been calculated from scaled architectural plans. These figures have not been verified by way of a measured survey and should be regarded as approximate. Ancillary basement space has been excluded from Net calculations.

Planning

The redevelopment is detailed under planning reference 23/04952/FUL, which can be reviewed via the Greater Cambridge Planning Portal. The application is described as "Redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works."

EPC

To be determined following practical completion.

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

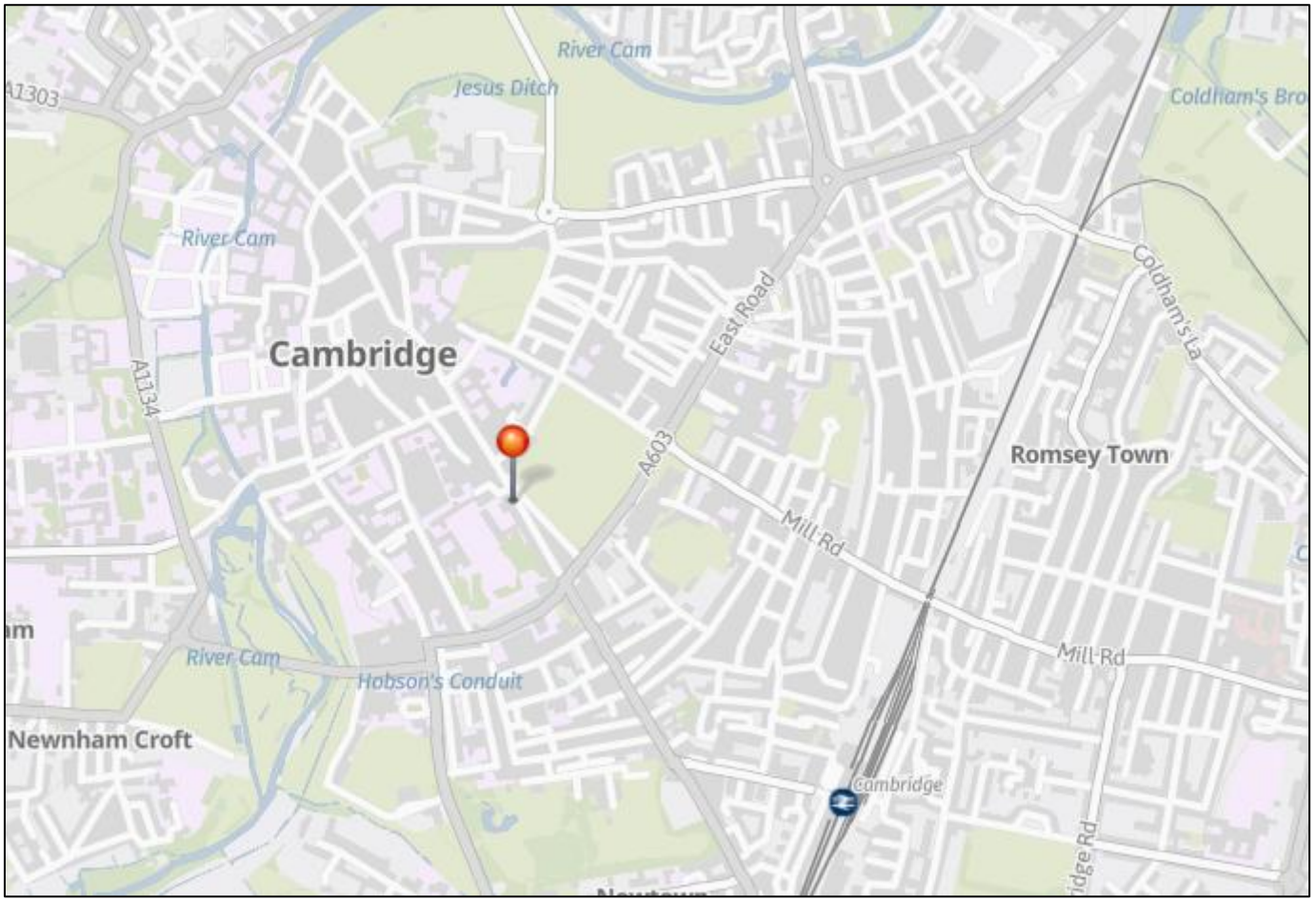
Strictly by appointment with sole agents Carter Jonas

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.

Classification L2 - Business Data

Property Location



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. November 2026.

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