

**HIGH STREET LOCK UP SHOP**  
Around 455 ft<sup>2</sup> (42.3 m<sup>2</sup>)  
**TO BE LET ON A NEW LEASE**



**12 High Street, Fulbourn,  
Cambridge CB21 5DH**

- Affluent village location just outside Cambridge
- On street car parking
- 1 parking space to rear of shop
- Rear access for loading/unloading
- A1 uses only, may consider A2
- Immediately available

## 12 High Street, Fulbourn CB21 5DH

### LOCATION

Fulbourn is an attractive village some 5 miles or so east of central Cambridge with good local road links to both the A11 and A14 dual carriageways.

The 2011 census shows the Parish of Fulbourn to have a population of around 4,700 with further development proposed to the north of the village. Major commercial development has been seen on the old hospital site with the creation of Capital Park.

The property is located in the High Street, which supports a useful range of local shops and offices as well as providing on street car parking.

### DESCRIPTION

A purpose built lock up shop in this attractive and affluent village High Street. The shop benefits from a car parking space in the rear yard which also provides the opportunity for loading and unloading via double doors into the back of the shop.

### ACCOMMODATION

Net internal area approx 42.3 m<sup>2</sup> (455 ft<sup>2</sup>)

### LEASE

A new internal repairing and decorating lease to be granted for a period of years to be agreed to incorporate appropriate rent review provisions. The lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

### RENT

£8,750 per annum exclusive payable quarterly in advance by banker's standing order.

The Landlord will insure the building (but not the contents) and recover a fair proportion of the premium from the tenant.

### RATES

The VOA website shows a rateable value of £5,700, which at a multiplier of 0.48 indicates payable rates of £2,736 for the year 2018/19.

Small business relief may be available to qualifying tenants which would reduce the rates to zero. All interested parties are advised to check the situation with the Local Authority.

### EPC

To be confirmed.

### LEGAL COSTS

Ingoing tenant to pay the Landlord's reasonable legal fees incurred in granting the lease.

### POSSESSION

Immediate upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

### VIEWING AND FURTHER INFORMATION

Contact: Jonathan Lager  
DD: 01223-346193  
Email: jcsl@robinsonlayer.co.uk

Robinson Layer  
11 Signet Court, Cambridge, CB5 8LA

Printed 6 March 2019

For expert help on commercial property matters, please contact Peter Layer, Jonathan Lager or

Mark Robinson to benefit from over 90 years combined experience in:

\* SALES \* LETTINGS \* ACQUISITIONS \*  
DEVELOPMENT \* INVESTMENT \* RATING APPEALS \*  
VALUATIONS \*  
\* RENT REVIEWS \* LEASE RENEWALS \*  
\* PROPERTY MANAGEMENT

