



TO LET

FORMER MIDDLETONS

25/26 Bridge Street
Cambridge
CB2 1UJ

Café/Restaurant in Prime City Centre Location

- Attractive period building
- Rare Opportunity in Tourist Hotspot
- Close to River Cam, central shopping and University Colleges
- Multi-level trading and outside seating areas
- Available on new direct lease

Location

The property occupies a prominent location on Bridge Street close to Magdalene Bridge/River Cam and Quayside, in the heart of the historic centre of Cambridge. It lies within a short walk of the main retail area and close to Jesus Green, Magdalene, St Johns, Trinity and Sidney Sussex Colleges. This is a prime destination for visitors to the city and nearby operators include Cote, Wildwood, Prezzo, and Las Iguanas, together with a number of good independent cafes, bars and restaurants such as Fitzbillies, Cambridge Wine Merchants and Café Foy.

Description

The property comprises an attractive period building which has traded as a restaurant for many years over ground and first floors. There is also ancillary accommodation at second and basement floors.

The property benefits from a delightful courtyard dining area and the possibility of pavement frontage for further external seating, subject to a licence. There is a fitted commercial kitchen.

Accommodation

The property has the following approximate floor areas:

Ground Floor	123.75 sq m (1,332 sq ft)
Basement	32.52 sq m (350 sq ft)
First Floor Trading	86.68 sq m (933 sq ft)
First Floor Ancillary	45.62 sq m (491 sq ft)
Second Floor	82.22 sq m (885 sq ft)
Total	370.79 sq m (3,991 sq ft)

Planning

The property has been used as a Café and Restaurant falling under the new (from 01/09/20) Class E (Commercial, Business and Service). Formerly the property would have fallen within Class A3.

We understand that the property is Grade II listed and lies in a conservation area.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on 01223 457 200.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a Rateable Value of £62,000, therefore rates payable for 2022/23 will be in the region of £30,938. Interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on 01223 457 706.

EPC

The property is rated D (83).

VAT

All figures are quoted exclusive of VAT.

Terms

The property is available immediately on a new FRI lease for a term to be agreed. Rental offers in excess of £80,000 per annum are invited.

Fixtures and Fittings

Those fixtures and fittings left by the outgoing tenant, including any kitchen equipment will be available to a new tenant.

Legal Costs

Each party to bear its own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins:

Edward Dodson or Alexander Smith

Tel: 01223 213666

Email: edward.dodson@cheffins.co.uk
alexander.smith@cheffins.co.uk



CHEFFINS



25 - 26 Bridge Street, Cambridge



50 metres



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