



173 Mill Road, Cambridge, CB1 3AN
£2,500 Per Month
TO LET

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 800 860

RETAIL UNIT

807 SQ FT (75 SQ M)

TO LET

- Ground floor retail unit
- Prominent trading area
- Cambridge Railway Station is approximately a 10 minute walk

Location

Cambridge is justifiably one of England's finest and most fascinating Cities steeped in history and displaying a wonderful fusion of old and new. Its high powered but genteel sophistication is renowned throughout the world and the City's position, as a seat of learning and centre of innovation, has created a rich diversity of culture and a legacy of superb buildings, which reflect over 700 years of architectural heritage. There is a lively arts scene with an abundance of galleries, music, museums, cinemas and theatres together with many fine restaurants, bars and cafes. Shopping facilities are also excellent with designer outlets, independent specialist shops and high street stores as well as a bustling City centre market every day of the week. All this makes Cambridge an ideal place to live and work. Ancient parks and greens have been preserved across the City affording inviting open spaces attractive to residents and visitors alike. The River Cam meanders through the City centre and there are many vantage points from which to watch the punts as they make their leisurely way towards the open meadows of Grantchester.

The property is of walking distance of central Cambridge and a few cities have demonstrated property growth and resilience like Cambridge.

Description

The property comprises ground floor unit with back door leading to yard. Kitchen, wc, storeroom, lounge, further storage and office. Front office.

Accommodation

Gross area on the ground floor is 11.98 m x 3.601 m

Front office is 4.683 m x 6.167 m

There is one car parking space.

Use Class/Planning

We understand the property is suitable for uses falling under Class A1, Retail, A2, Financial Services and Class E of the Town and Country Planning Use Classes Order. However, interested parties are advised to make their own enquiries of South Cambridge District Council Planning Department on 01954 713000 to see whether their proposed use may be acceptable in planning terms.

Business Rates

Current rateable value (1 April 2026 to present)

Local Council Ref: 0000584017300A

Valuation Scheme Reference: 667454

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713000.

Energy Performance Certificate

The property has an EPC rating of: B48

Copies available through Redmayne Arnold & Harris as agents.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

Anti-Money Laundering

In order to comply with current Anti-Money Laundering regulations, Redmayne Arnold & Harris will require certain information from the successful bidders. In submitting a bid, you agree to provide such information when the terms have been agreed.

Legal Costs

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

Viewing and Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk.

Lease Requirements

- Lease term of between 2 and 6 years
- Annual rent of £30,000
- No break clause
- Outside the 1954 Act





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

