

# ON INSTRUCTION OF McCOLLS STORES PLC UNIT TO LET | 41 ARBURY COURT LOCAL CENTRE | CAMBRIDGE CB4 2JQ

## TO LET

## DETAILS:

Unit available to let on instruction of McColls Stores PLC. This unit is at Arbury Court, just off Arbury Road Cambridge, CB4 2JQ.

- 388 sq ft ground floor retail space
- 170 sq ft Rear storage space
- 102 sq ft of office space
- 110 sq ft of basement storage



All enquiries to Punch Retail | 01908 311517 | [www.punch.org.uk](http://www.punch.org.uk) | [info@punch.org.uk](mailto:info@punch.org.uk)

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## Accommodation:

The unit provides approximately 562 sq ft of ground floor accommodation. Comprising of approximately 388 sq ft retail space and rear ground floor storage of approximately 170 sq ft and an office of 102 sq ft with a basement storage area of approximately 110 sq ft.

## Location:

The unit is located in Arbury Court which is just off Arbury Road, opposite the North Cambridge Academy with good off road car parking provision. This unit has a prominent shop frontage. Occupiers include Budgens, Coral, Lloyds pharmacy and other local businesses.

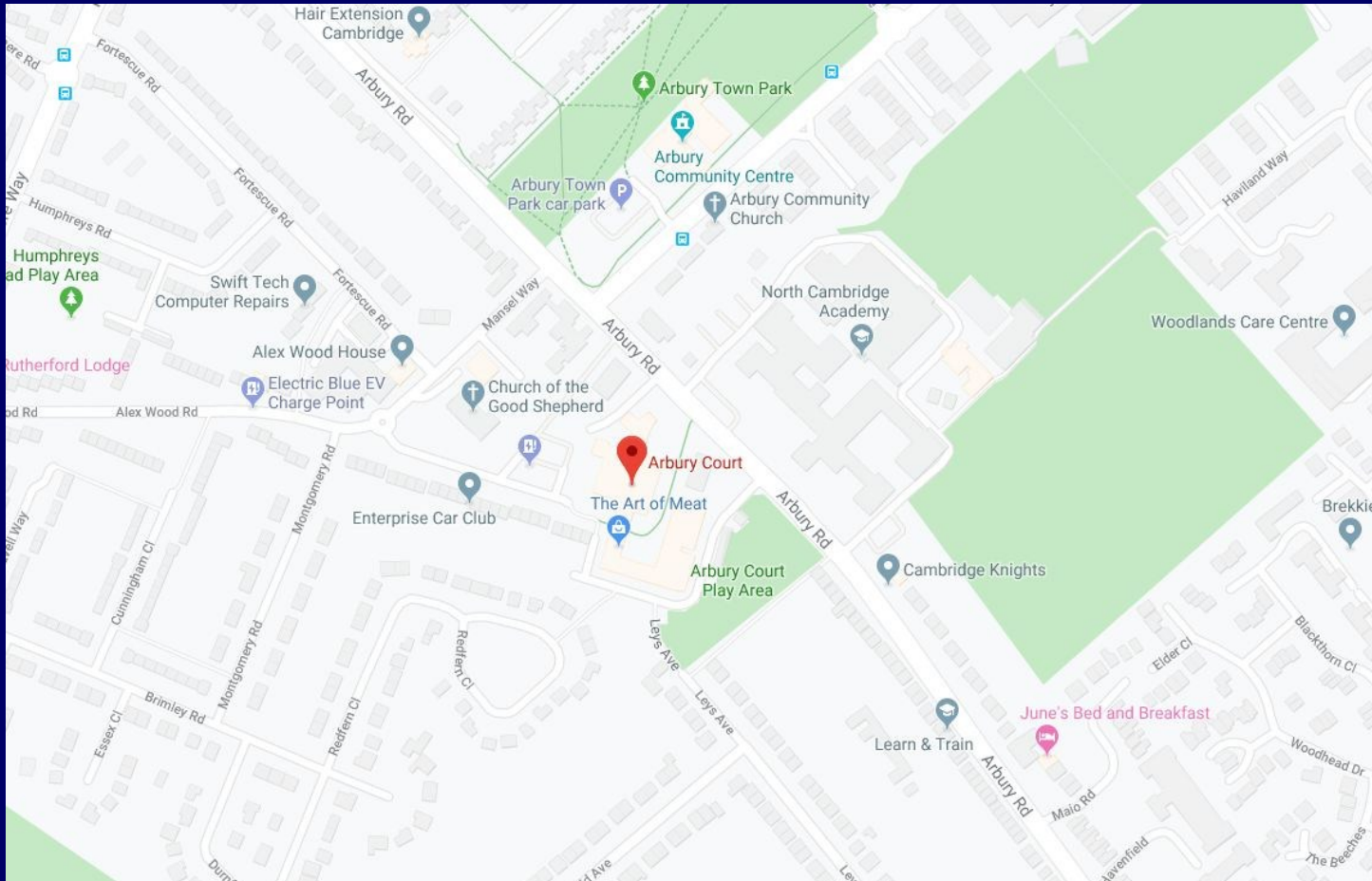
AREA	Sq Meters	Sq Ft
GF Trading	approx. 36sq m	388 sq ft
Rear storage	approx. 15sq m	170 sq ft
Office	approx. 9sq m	102 sq ft
Basement Storage	approx. 10sq m	110 sq ft

## Terms:

The property is available to let on a new lease for a term of years to be agreed. Rent and terms on application.



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**Rates:** all interested parties should contact the Valuation Office [www.voa.gov](http://www.voa.gov) with regards to the business rates liability for the property for 2019/2020.

**Viewings:** Further information and viewings strictly by appointment only via

**Patrick Punch & Co**

**01908 311517**

[helen@punch.org.uk](mailto:helen@punch.org.uk)

or [emma@punch.org.uk](mailto:emma@punch.org.uk)

## MISREPRESENTATION ACT

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