

TO LET

RETAIL UNIT

1,483 sq.ft

(137.77 sq.m)

ADJACENT TO 135,000 SQ FT TESCO extra

UNIT 12

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The Mall, Viking Way,
Bar Hill, Cambridge,
CB23 8DZ

Local Occupiers Include

TESCO extra · Ladbrokes · TheWorks.co.uk · cardfactory · Pets at Home · COSTA COFFEE · Specsavers

UNIT 12

THE MALL, BAR HILL



Area
1,483 sq.ft (137.77sq.m)

Location
Bar Hill is situated approximately 8 miles north west of Cambridge and 12 miles south east of Huntington on the A14. Only 8 miles away, Cambridge is positioned at the tip of the Oxford-Cambridge Arc - a well-connected and strategically important area which is home to 3.7 million people and some of the UK's most productive and innovative towns and cities. Benefits from excellent and easy access to road, motorway and public transport networks.

Description:
The Mall, Viking Way comprises 29,904 sq ft (2,778.17 sq m) GIA of retail space. It is anchored by a 135,000 sq ft Tesco Extra and benefits from c.750 car parking spaces. Other retailers in include Costa, Card Factory, Pets at Home, and Johnson Dry Cleaner.

Rent
£50,000 per annum + VAT

Service Charge
£1,791.72 per annum + VAT

Business Rates
Rateable value: £38,250 per annum + VAT

Insurance
£515 per annum + VAT

Energy Performance
Further information available on request.

Planning
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

14
Lettable Retail Units On-Site

29,904 sq.ft
Total Area

What Three Words
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UNIT 12

THE MALL, BAR HILL





mcoreproperty.com

SHEET ANCHOR EVOLVE

part of M Core



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Viewing
Strictly via prior appointment with the appointed agents

HSF

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