

30-31 Petty Cury
Cambridge, CB2 3NB



Flagship Prime Freehold Retail Investment

GCW.

Key Investment Criteria.

- World renowned historic University City and Europe's largest research and development facility
- Cambridge has one of the fastest growing economies in the UK
- Dominant retailing centre within affluent highly skilled catchment
- The Arc is set to provide further employment and population growth
- Unique highly prominent flagship unit offering 5,000 sq ft of sales opposite Lion Yard in the highest footfall location
- Superdry have recently invested in the subject property by consolidating their female offer into the first floor
- No service charge
- Asset management opportunities with side access
- Freehold

£5,300,000

reflecting

5.75%

(Subject to contract and exclusive of VAT.
Assuming standard purchasers costs of 6.60%)





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15 UNICORNS HAVE BEEN CREATED IN THE CITY

8.1 MILLION
VISITORS EACH YEAR



43,000
STUDENTS



**CAMBRIDGE
UNIVERSITY
RANKED 3RD
IN THE WORLD
(QS RANKINGS)**



POPULATION PREDICTED
TO GROW TO 150,000 PEOPLE
BY 2031

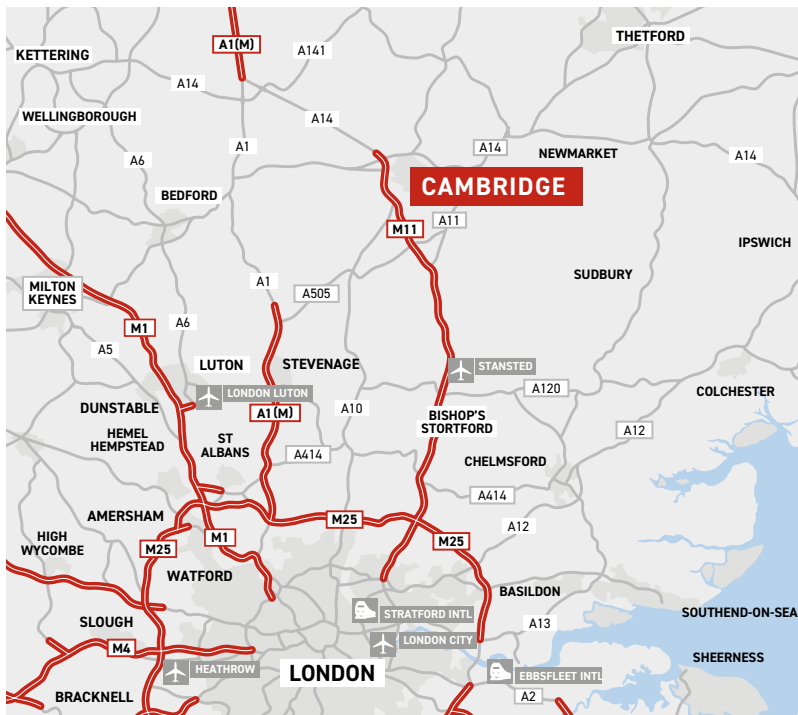


**GVA GROWTH
7.3% IN 2021**

42%

OF POPULATION IN **AB**
DEMOGRAPHIC (ONS)

**HIGHEST
GRADUATE
EMPLOYMENT
RATE IN THE UK**



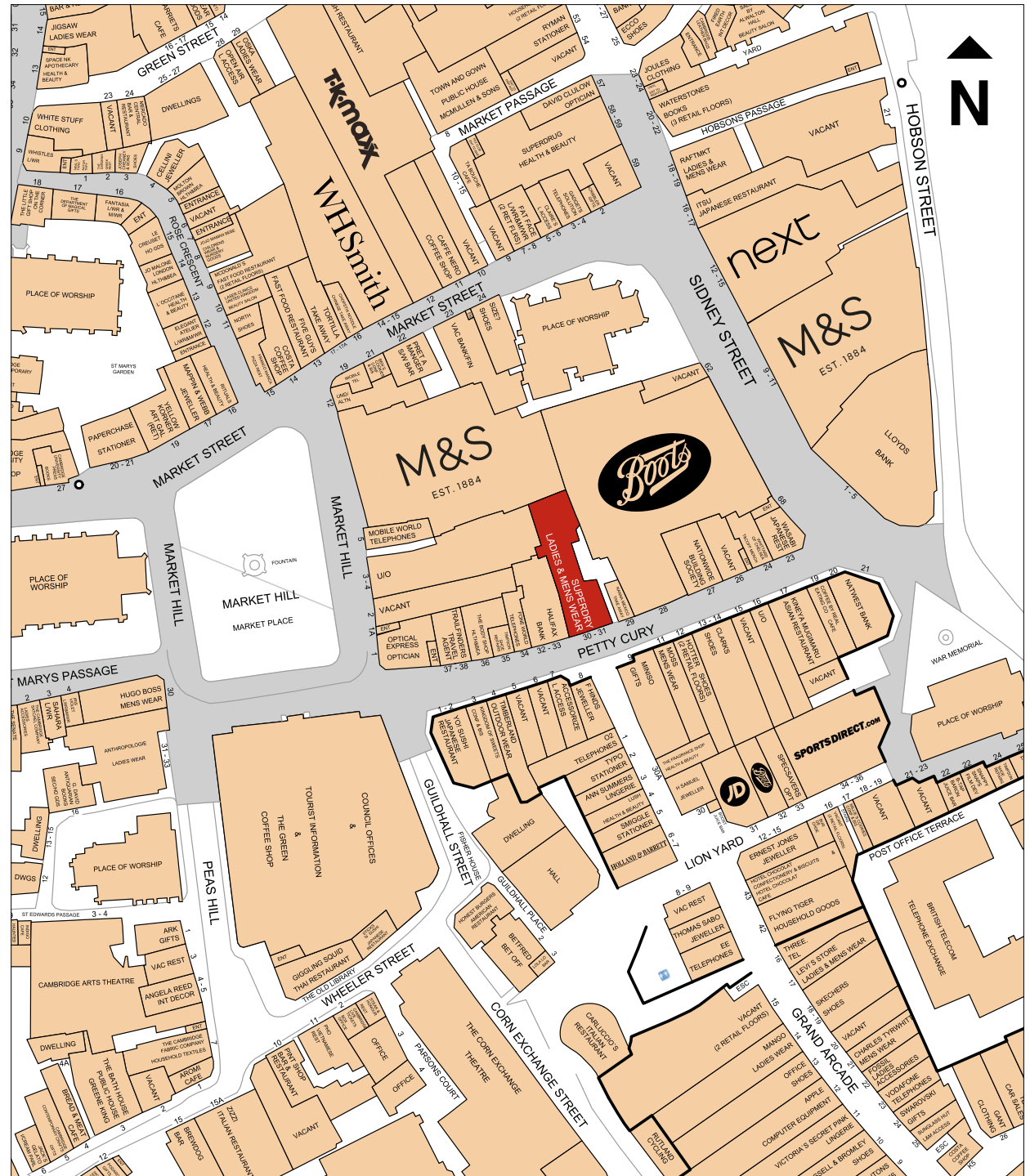
Retailing in Cambridge

Cambridge is one of the UK's leading retailing destinations with the City's vibrant economy supporting a thriving retail offer.

Cambridge's historic core shopping area is centred around Petty Cury, Sidney Street and Market Hill. Footfall generators such as **Boots**, **Marks & Spencer**, **Next**, **TK Maxx** and **John Lewis** all occupy flagship stores in close proximity. Lion Yard and Grand Arcade offer modern retailing that feeds into the prime retail circuit.

Tenure

Freehold.



Accommodation

Net internal areas are listed below:

	Sq ft	Sq m
Ground Floor Sales	3,391	315.02
ITZA	1,262	
Basement	1,020	94.76
First Floor Sales	1,624	141.03
First Floor Anc.	1,052	97.73
Total	7,087	648.54

Tenancy

The property is let to C-Retail Ltd, t/a Superdry on a 10-year full repairing and insuring lease expiring 10/08/2024. The current rent passing is £325,000 per annum.

Occupational Demand

Superdry have recently significantly invested in the property by consolidating their female offer into the first floor of the subject property, demonstrating commitment for long term occupation.

The repositioning of the Grafton Centre into a mixed use life science led facility will reduce supply in the City. Cambridge benefits from a tight, clearly defined retail circuit with limited large store availability. Demand for 5,000 sq ft of sales is already strong and will be further boosted by tenants relocating to the City Centre from the Grafton Centre.

The affordability of the subject property is attractive given the prominence and no service charge contribution compared to the other side of Petty Cury.

Covenant

Superdry is a multinational fashion retailer listed on the London Stock Exchange as a FTSE 250 producing a revenue of £556m with an EBIDTA of £38.4m in the year ending 2021. They operate out of 740 stores across 61 countries.





EPC

D-90.

VAT

This property is elected for VAT and as such it is anticipated that the sale will be treated by way of TOGC.

Proposal

We are seeking offers in excess of **£5,300,000 (Five Million Three Hundred Thousand Pounds)**, reflecting a **net initial yield of 5.75%** (purchasers costs of 6.60%) subject to contract and exclusive of VAT.

Contact Details

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