

Virido, Great Kneighton, Cambridge, Retail Units



Council Ownership and aspirations

- High quality exemplar sustainable development
- Mixed housing tenure with market, affordable and Council housing
- Provision of Community Facilities meeting the needs of the Council and partners
- Community Facilities to be brought forward at the optimal stage of phasing of the development to provide services for the new community



Retail Provision



- Provision across the site through landowners – City Council, Countryside and BDW Homes
- City Council to retain ownership of its retail units
- Financial investment and ongoing community provision
- Look for complementary mix of uses

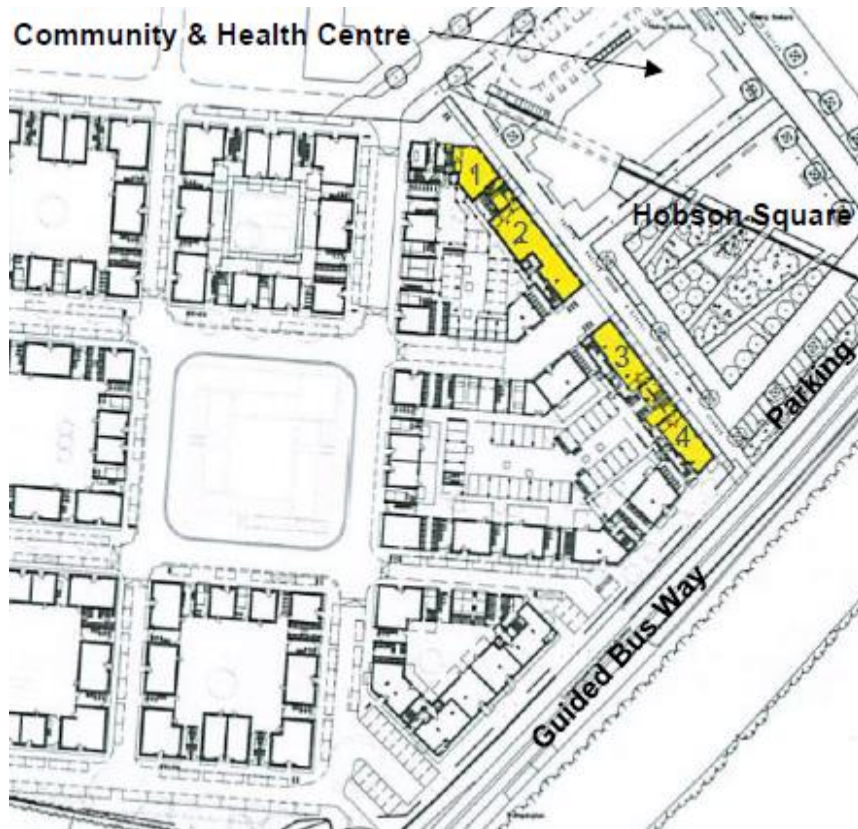
Retail Mix & Lease Terms

Unit	Size	Use	Asking rent	Opening Hours
1	100 m ² / 1,076 sq ft	A1	Let	0700 - 2300
2	205 m ² / 2,207 sq ft	A1	£45,000	0700 - 2300
3	128 m ² / 1,389 sq ft	A2	£27,750	0700 - 2300
4	118 m ² / 1,281 sq ft	A5	£25,500	0900 - 2300
Total	551 m ² / 5,953 sq ft			

Units are available on new leases for a term of years to be agreed on the basis of the aforementioned asking rentals. Leases terms will incorporate 'Green' lease clauses to assist both landlord and tenant in fulfilling their social responsibilities.

- A1 – General Retail
- A2 – Financial Services, Estate Agency etc
- A5 – Hot Food Takeaway

Marketing



- Marketing commenced in 2017 through Cheffins
- Unit 1 - Let to Pharmacy – open and trading
- Continuing marketing of remaining units with ongoing discussions with prospective tenants
- Recognition that surrounding area not fully built out in marketing approach

Marketing

01223 213666 cheffins.co.uk

Cheffins



NEW RETAIL UNITS TO LET

Virido
Great Kneighton
Cambridge
CB2 9EG

100 - 205 sq m (1,076 - 2,207 sq ft)

- Prominent position within new residential district
- Adjacent to new health and community centre
- Close to new primary and secondary schools
- A1, A2 and A5 uses available
- New "Green" leases

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