



7a Jesus Lane, Cambridge, Cambridgeshire CB5 8BA

**Location**

Cambridge is vibrant University City with a population of approximately 125,000. It attracts 7 million visitors per annum and has excellent rail links to London and Stanstead Airport.

The unit occupies town centre location in character building between the city centre and the established F&B pitch along Bridge Street to Magdalen Bridge. The popular ADC Theatre backs onto the unit along with the Park Street car park.

Nearby restaurants include The Ivy, Bill's, Cote, Wildwood, Byron Burger, and Crepe Affaire along with the Mitre, Maypole and Baron of Beef public houses. For a better understanding of the location please review: [Google Street View](#)

**Description**

The grand characterful property sits behind a mock Greek frontage and iron railings. The property comprises a ground floor restaurant with two dining areas, the library and conservatory, plus piano bar area. The property also benefits from a full kitchen and customer w/c's. Measurements are approx. and measured on a GIA from floor plans:

Ground Floor	342.62 sq m	3,688 sq ft
<b>Total</b>	<b>342.62 sq m</b>	<b>3,688 sq ft</b>

\*there is the option to provide more space if required.

**Terms**

A new full repairing and insuring lease is available on terms to be agreed.

**Rent/Price**

Price on Application

**Planning / Licensing**

The property has planning use for A3/E Class Use and kitchen extraction is in place with a premises licence allowing alcohol to be served.

**Further Details**

An EPC has been commissioned and can be supplied upon request.

Unless otherwise stated, each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agents  
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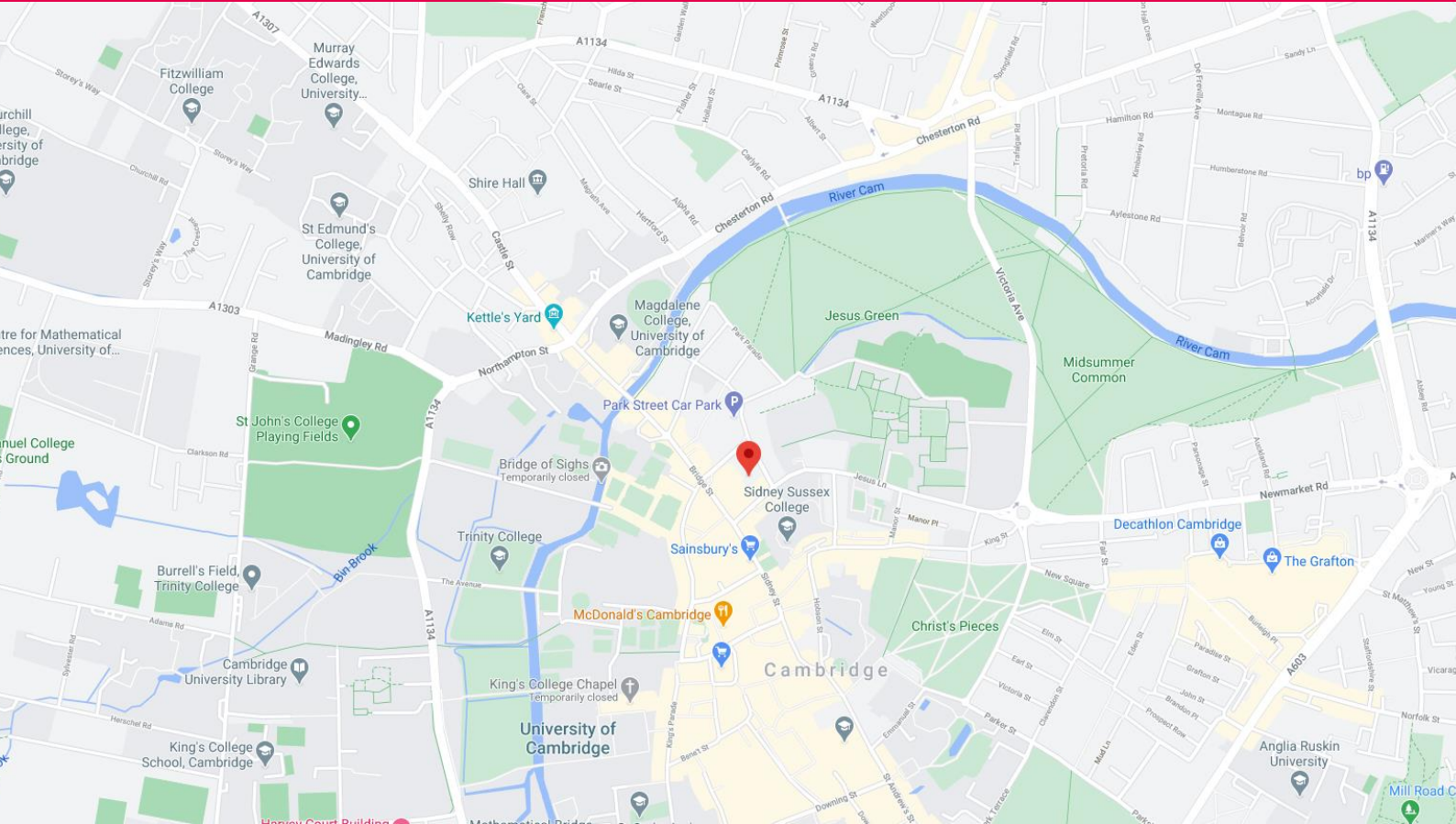
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**DAVIS  
COFFER  
LYONS**

**TO LET – JESUS LANE, CAMBRIDGE**

**3,688 SQ FT FITTED RESTAURANT**



**THE IVY  
COLLECTION**  
SINCE 1917



**Pho**

**FRANCO  
MANCA**  
SOUROUGH PIZZA



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