



A vibrant and modern
retail space for Cambridge

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Perfectly placed at the heart of Cambridge shopping

Petty Cury is the face of the City's shopping district



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Lion Yard is the hub of shopping in the City, linking Petty Cury and Grand Arcade.

Recent refurbishment including new flooring, lighting and signage has attracted new tenants and created improved retail opportunities.

Leading retailers include:

Superdry.

hotter
comFort concept®

HOTEL
Chocolat.



Thomas Sabo

Timberland®

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High Street brands include:



ERNEST JONES



THE Carphone Warehouse

...for a better mobile life

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An affluent, growing population which is set to outperform most UK consumer markets

- **2.2 million people** live within Cambridge's catchment area
- **280,000 average weekly footfall**
- Over **4 million visitors** and **50,000 students** each year
- High levels of affluence with **60% of population being A, B & C1**
- **£1.4 billion comparison spend** set to grow by 1.6% pa in real terms by 2016.



|| Superdry have been really pleased with their trading from Lion Yard, Cambridge. The recent refurbishment of the centre has certainly emphasised its position as part of the City centre prime retailing pitch. ||

Nigel Jobson
Head of Property
Superdry plc

|| Since opening in October 2012, we have experienced strong and consistent trading above expectation. Conversion rates are amongst the highest of any Timberland store in the UK, driven by an affluent local market and visitors alike. ||

Luke Underhill
Timberland

|| We are delighted to open our new store within Lion Yard where we will be able to showcase our complete collection and offer additional ancillary services to take full advantage of one of the busiest footfall locations in the City. ||

Carol Fowler
Thomas Sabo

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First floor



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Availability

Available Units	Dimensions & Areas					Quoting rent (pax)
	Internal Width - Frontage (ft)	Shop Depth (ft)	Sales floor (NIA)	Basement (NIA)	Total (NIA)	
Petty Cury						
5 Petty Cury	17' 5"	49' 3"	857 sq ft	329 sq ft	1,186 sq ft	£135,000
6 Petty Cury	16' 11"	60' 8"	964 sq ft	172 sq ft	1,136 sq ft	£139,500
Lion Yard, Ground Floor						
32	17' 0"	67' 8"	1,085 sq ft	580 sq ft	1,665 sq ft	£110,000
38	29' 9"	55' 7"	1,598 sq ft	600 sq ft	2,198 sq ft	£225,000
42	32' 3"	77' 3"	2,464 sq ft	885 sq ft	3,349 sq ft	£289,500
43	23' 3"	63' 8"	1,465 sq ft	1,223 sq ft	2,688 sq ft	£207,500
46	17' 0"	55' 8"	735 sq ft	512 sq ft	1,247 sq ft	£84,500
Lion Yard, First floor						
45	63' 6"	73' 8"	4,442 sq ft		4,442 sq ft	£185,000



Energy Performance Certificates are available upon request.

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www.thelionyard.co.uk



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