

D'ARRYS RESTAURANT, BAR & CHEESEMONGER

2-4 King Street, Cambridge, CB1 1LN

LEASEHOLD: NIL PREMIUM ANNUAL RENT: £108,000 | REF: 1456985

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KEY HIGHLIGHTS

- Cambridge City Centre Bar & Restaurant
- Restaurant (80) Rooftop Bar & Terrace (65)
- Two Self-Contained Flats
- Free-of-tie Lease - 5 years remaining
- Cheesemonger Shop & Courtyard (20)
- GIA 692 sqm (7459 sqft), Energy Rating C

DESCRIPTION

D'Arry's is a distinctive independent venue in the heart of Cambridge that brings together a full service restaurant, an inviting rooftop bar, and an artisan cheesemonger to create a memorable food and drink destination. The restaurant offers seasonal dishes made with high quality ingredients alongside an extensive wine list, while The Liquor Loft provides a stylish upstairs bar where guests can enjoy craft cocktails, barrel aged creations, and a lively social atmosphere. D'Arry's also includes a specialist cheesemonger where trained experts present award winning British cheeses and host engaging tasting experiences.

The site has a rich heritage and occupies part of the former George Scales Brewery, which was established in 1866 and remained active until 1925. For many decades the buildings were home to the Cambridge Arms, a well known local pub that formed an important part of the city's social life before the site evolved through several later uses and eventually became D'Arry's. The business has carefully restored and integrated elements of the original brewery buildings, particularly in the upper level bar areas, allowing the venue to celebrate its historic character while offering a contemporary and welcoming hospitality experience.







THE OPPORTUNITY

This leasehold opportunity offers a prime position in Cambridge city centre on busy King Street, benefiting from strong footfall and excellent visibility. The business occupies part of the historic former George Scales Brewery, adding character and heritage appeal. With a ground floor restaurant and bar, an upstairs cocktail and wine bar with rooftop terrace, and a separate cheesemonger shop, the site provides multiple income streams and strong trading potential in one of the city's most vibrant areas.

LOCATION

D'Arry's Restaurant & Bar enjoys a prime position on King Street, right in the heart of Cambridge's historic city centre. Its location places it within easy walking distance of the city's main shopping areas, colleges, and cultural attractions, making it a convenient and attractive destination for both locals and visitors. Situated at 2–4 King Street, the venue benefits from strong footfall and excellent visibility in one of Cambridge's most vibrant quarters, enhancing its appeal as a distinctive food, wine, and hospitality offering.



Landlord	Greene King
Term	25/04/2016-16/12/2031
Rent & Deposit	£108,039, Deposit is 25% of the rent
Rent Review	Open market review on 17th December 2026
Responsibilities	Internal repairing and insuring
Renewable	Yes, this lease falls within the L&T act (1954)









INTERNAL DETAILS

Inside the property, the space is arranged around a central archway that divides the building into two distinct areas. On one side of the archway is the main restaurant and bar, located on the ground floor and supported by a substantial commercial kitchen that serves the entire food operation and an enormous underground cellar. Toward the rear of the restaurant, a spiral staircase leads guests up to the Liquor Loft, an elegant cocktail and wine bar that offers direct access to the rooftop terrace, creating an inviting setting for relaxed drinks and private events.

On the opposite side of the archway is the cheesemonger shop, which adds a specialist retail element to the business. This side also contains a wine cellar, the ladies and gents WCs and the internal access that leads through to the accommodation and the office areas.

TRADING INFORMATION

Year End	30/06/2025	30/06/2024
Turnover	£621,152	£453,235
Gross Profit %	71%	66%
Wages %	50%	47%
Rent	£108,039	£108,278
EBITDA (Loss)	(£110,573)	(£195,265)

LETTING ACCOMMODATION

Two-bed flat with lounge, kitchen and bathroom currently being let via Airbnb.

There is also a one-bed flat which is currently being used as staff accommodation.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are included in the sale. An inventory will be provided once a deal is agreed.

STAFF

Contracted staff subject to TUPE







TRADING HOURS

Monday - Thursday 12–3 pm, 5–10 pm
Friday - Saturday 12–11 pm
Sunday 12–6 pm

BUSINESS RATES

The rateable value as of 1st April 2026 is £27,000

REGULATORY

Mains electricity, water, drainage and gas. Heating and cooking is all gas.

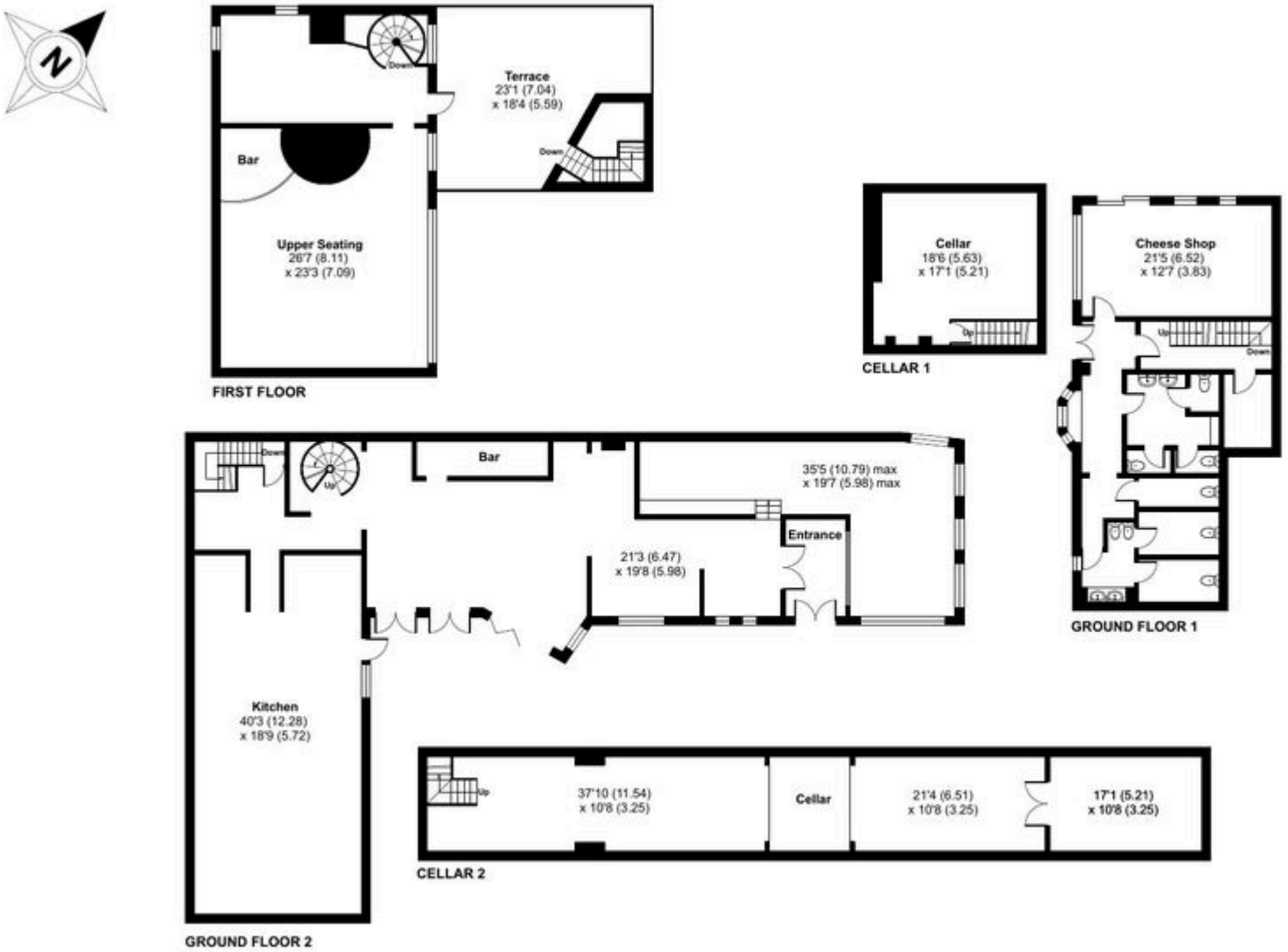
Premises licence.



King Street, Cambridge, CB1

Approximate Area = 5316 sq ft / 493.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1440203

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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