

01733 897722

eddisons.com

RETAIL UNIT – TO LET

Eddisons

Incorporating Barker Storey Matthews



955 LINCOLN ROAD, PETERBOROUGH PE4 6AF

£12,000 pax

80.5 sq m (867 sq ft)

- Prominent position
- Located on a busy road
- Opposite Brotherhood retail park
- Suitable for a number of uses STP

LOCATION

The property is located in a prominent roadside position on Lincoln Road, directly opposite Morrisons and Brotherhood Retail Park, in the Walton suburban area approximately 2 miles to the North of Peterborough City Centre.

DESCRIPTION

The property available comprises a terraced retail unit arranged over 2 floors, suitable for a number of uses subject to planning.

SERVICES

Mains electricity, gas, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground Floor	478 sq ft	44.4 sq m
First Floor	389 sq ft	36.1 sq m
Total	867 sq ft	80.5 sq m

Please note all areas are approximate and taken on a NIA basis.

BUSINESS RATES

From enquiries made to the VOA website the unit currently has a Rateable Value of £9,900, meaning qualifying occupiers will benefit from 100% small business rates relief.

RENT

The rent will be £12,000 per annum exclusive of VAT, Business Rates, and all other outgoings.

VAT

We understand that VAT will NOT be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

EPC

The property has an EPC rating of C(75). The brochure is available on request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Gavin Hynes
Gavin.hynes@eddisons.com
01733 897722

801.167875
231004



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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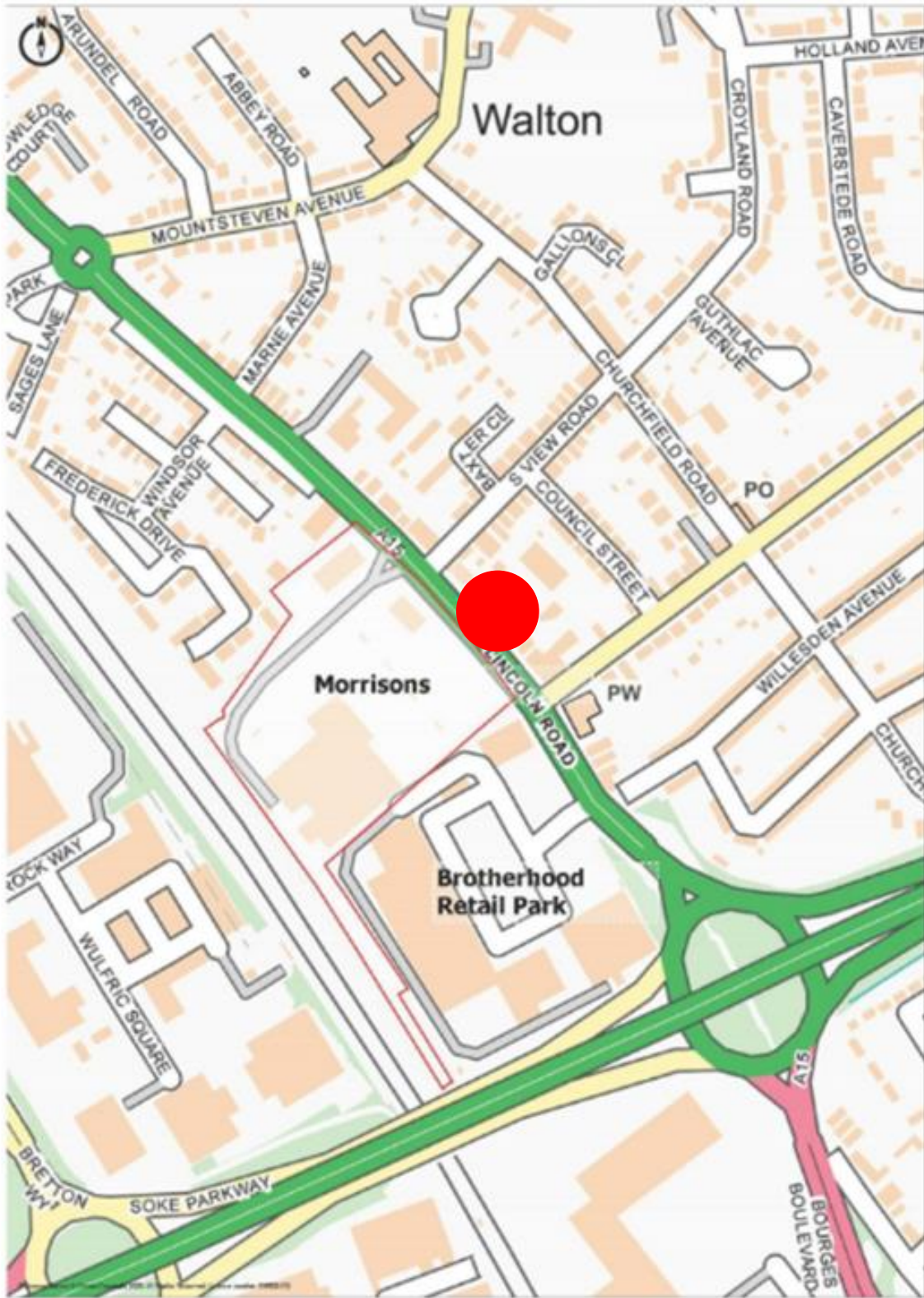
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