

LEISURE, RESTAURANT, RETAIL TO LET

The Hampton, 4 Ashbourne Road

Peterborough, PE7 8BT



Key Highlights

- Bar & restaurant opportunity (250 covers)
- Adjacent to a 143 bed Premier Inn
- Includes three flats above
- Prime location next to McDonalds, KFC, Toby Carvery and Krispy Kreme
- Strong access by car, public transport, cycling, and walking
- Ample parking facilities for customers and staff

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

Bar & restaurant opportunity in a prime location next to Premier Inn, McDonalds, Lidl, Krispy Kreme and Toby Carvery. The property includes 3 flats above. The restaurant is currently configured with 250 covers.

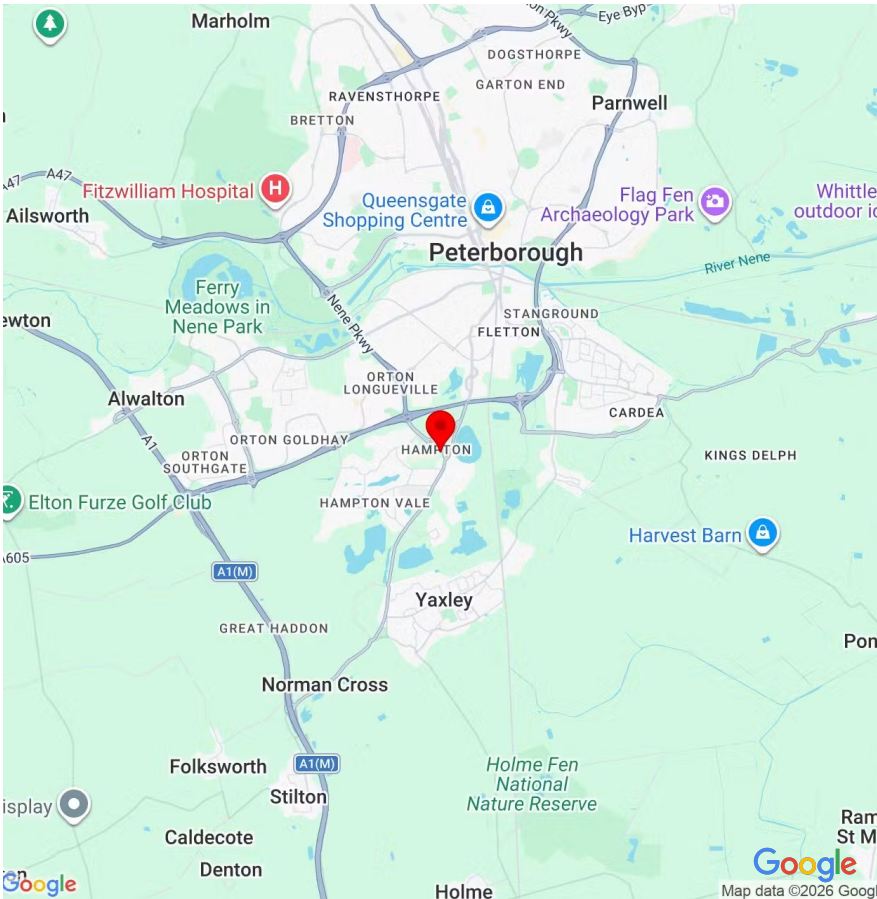
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	3,300	307
TOTAL	3,300	307

LOCATION

Hampton is a large township on the southern side of Peterborough, comprising over 8,500 homes located close to the Fletton Parkway (A1139) which is part of the Peterborough dual carriageway ring road system, the A15 and the A1(M). J17 of the A1(M) is approx. 3 miles away. Peterborough train station is 4 miles away. Adjacent to Serpentine Green Shopping Centre with attracts over 5.5m visitors per year Yaxley a small village located just 2 miles has a further population of over 10,000 people. Hampton has primary and secondary schools and medical and community centres.



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VIEWINGS

Strictly by appointment only.

TERMS

The unit is available to let on terms to be agreed. Guide rent on application.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML, it is the responsibility for both parties to provide information necessary to complete these checks before the deal is completed

BUSINESS RATES

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLANS

Floor plans available upon request.

EPC

The property currently has an EPC assessment of B - the certificate is attached.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

For further information please contact:

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