

INDUSTRIAL FOR SALE

9 Prosper Court

Peterborough, PE7 3ZB



Key Highlights

- Investment Opportunity
- Guide price of £135,000 - representing a net initial yield of 7.56%
- Fully let and producing £10,200 per annum
- Mid-terrace unit
- Mezzanine floor
- 3 car parking spaces
- Small office and WC
- Roller shutter door

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

01733 344414

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DESCRIPTION

A modern mid-terrace unit situated off Harrier Way. The unit is of steel portal frame construction with a mono-pitched roof. The unit benefits from a small office, WC, three phase power, full height loading door, separate pedestrian entrance, and LED lighting as well as rooflights in the warehouse. Externally there is allocated parking for 3 vehicles.

ACCOMMODATION

The accommodation comprises the following areas:

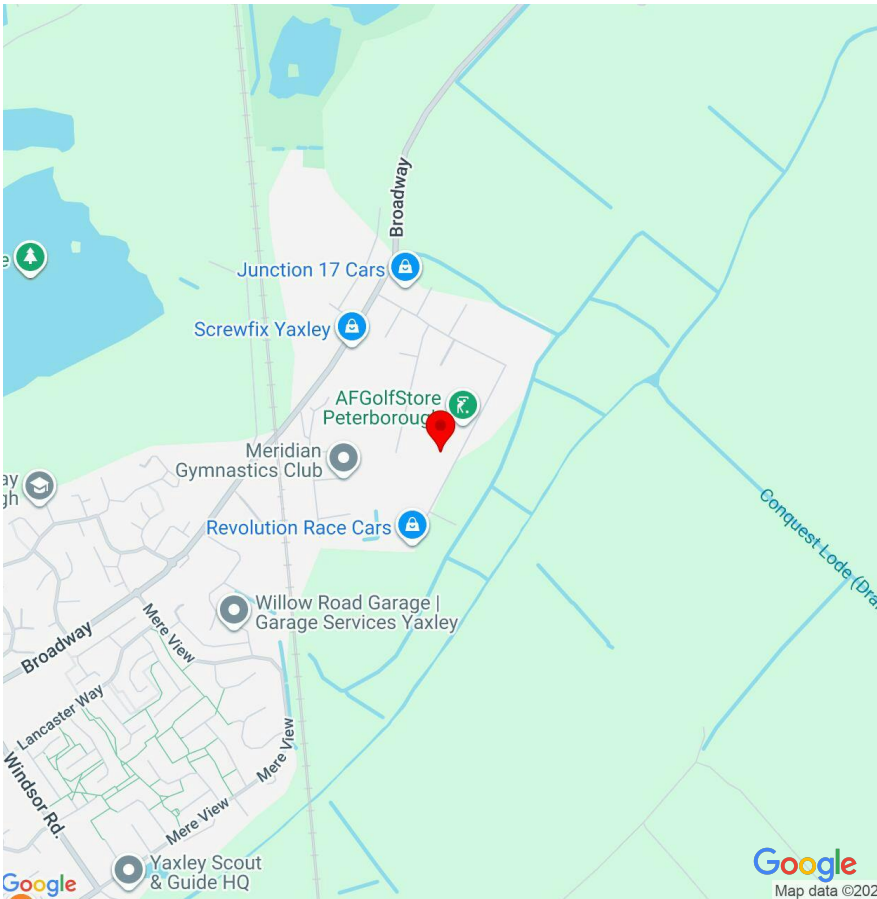
FLOOR AREA	SQ FT	SQ M
Unit	799	74
TOTAL	799	74

LOCATION

Prosper Court is situated within Eagle Business Park. It is located on the north-eastern side of Yaxley, approximately 3 miles from J16 of the A1(M) at Norman Cross, with the Peterborough Parkway system being located approximately 3 miles to the north. Eagle Business Park is a modern 30+ acre trade counter, industrial warehouse and mixeduse estate. Nearby occupiers include Screwfix, Howdens, Junction 17 Cars and many others.

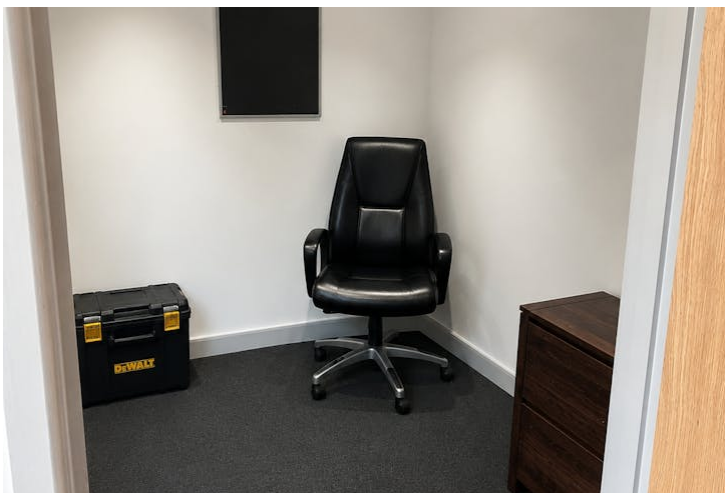
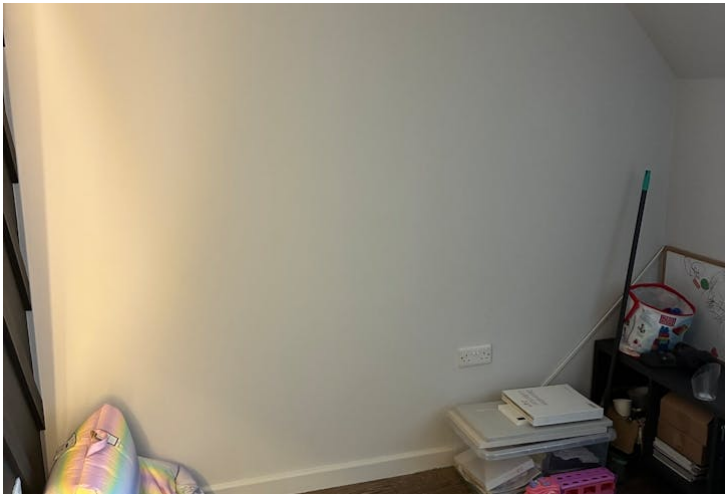
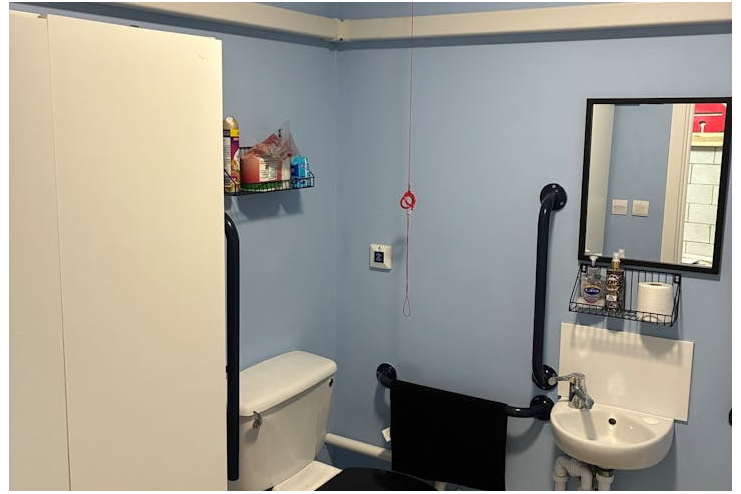
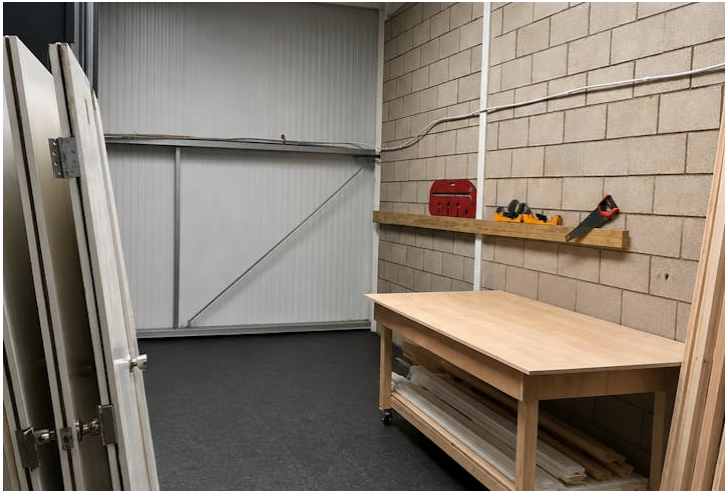
SPECIFICATIONS

- Fully let to Double R Joinery Ltd



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available on a freehold basis - guide price of £135,000 + VAT. The unit is available to let at £10,200 plus VAT per annum representing a ne...

LEGAL COSTS

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

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £9,900.

VAT

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

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

EPC

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

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

9 Prosper Court
Harrier Way
Eagle Business Park
PETERBOROUGH
PE7 3ZB

Energy rating

C

Valid until: 27 October 2030

Certificate number: 3477-8780-9536-6075-5630

Property type B1 Offices and Workshop businesses

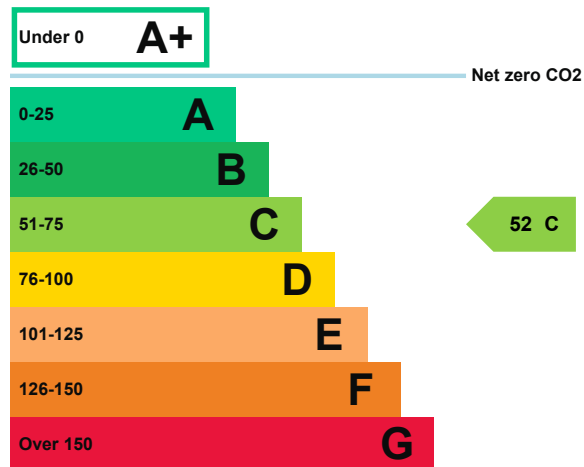
Total floor area 58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

36 B

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	32.13
Primary energy use (kWh/m ² per year)	180

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9713-7239-8620-0940-8811\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Simpson
Telephone	01522 797344
Email	william@barlingskwa.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 September 2020
Date of certificate	28 October 2020