

RETAIL TO LET / FOR SALE

32-36 Bridge Street

Peterborough, PE1 1DP



Key Highlights

- Prominent location on Bridge Street
- Close to Queensgate Shopping Centre
- Loading/delivery area to the rear - loading bay of 1,127sqft
- EPC rating - B
- Parking available nearby
- Close to Waterstones, B&M and Mountain Warehouse
- Walking distance to bus / railway stations

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

01733 344414

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DESCRIPTION

The premises are arranged on Ground, First and Second Floor. First Floor Storage and Staff use and Second Floor Storage only.
There are WC facilities and Goods lift / rear loading

ACCOMMODATION

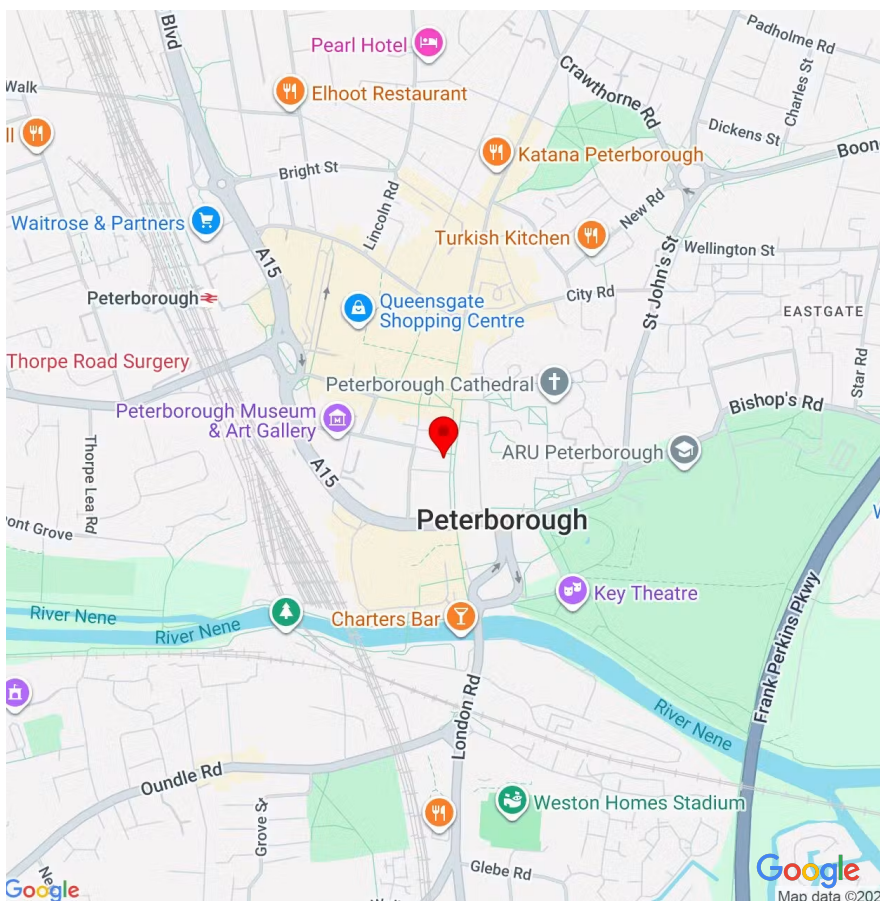
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground - Ground floor	11,650	1,082
Outdoor - Loading Bay	1,127	105
1st - First floor	11,888	1,104
2nd - Second Floor	610	57
TOTAL	25,275	2,348

LOCATION

Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

The property is located in Peterborough city centre, Bridge Street is one of the main pedestrianised thoroughfares into/from the city centre and the Queensgate Shopping Centre, Rivergate and Fletton Quays. Nearby national retailers and restaurant operators include Waterstones, Nando's, Barclays, Costa, Greggs and Pizza Express. A variety of independent retailers also trade within the area including Bijou Café and Sue Ryder Charity Shop. Bridge Street is also the location of the Town Hall, Peterborough City Council offices and Peterborough Market Food Hall. Located just a 3-minute walk from the Queensgate Shopping Centre and Cathedral Square, Bridge Street benefits from its close proximity to the city's prime retail and leisure offering.



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VIEWINGS

Strictly by appointment with the joint agents Savills (01733 344414) and Bidwells (James - 07768935850).

TERMS

The property is available on a new lease at a guide rent of £150,000 per annum. A sale may be considered.

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

The Valuation Office Agency website lists the property with a current rateable value of £124,000.

VAT

The property is elected for VAT.

PLANS

Floor plans available upon request.

EPC

The property currently has an EPC assessment of B.

LEGAL COSTS

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

CONTACTS

For further information please contact:

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