

RETAIL TO LET

Hereward Cross

Peterborough, PE1 1TE



Key Highlights

- City centre retail premises
- Former hair salon
- Ground & first floor
- Prominent location close to Long Causeway and Queensgate Shopping Centre
- Suitable for a range of uses - subject to planning
- EPC: D
- Car parking available

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

01733 344414

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DESCRIPTION

The premises comprises retail/storage space on the ground floor and first floor storage area. The property is considered suitable for a range of uses - subject to planning. Available immediately.

ACCOMMODATION

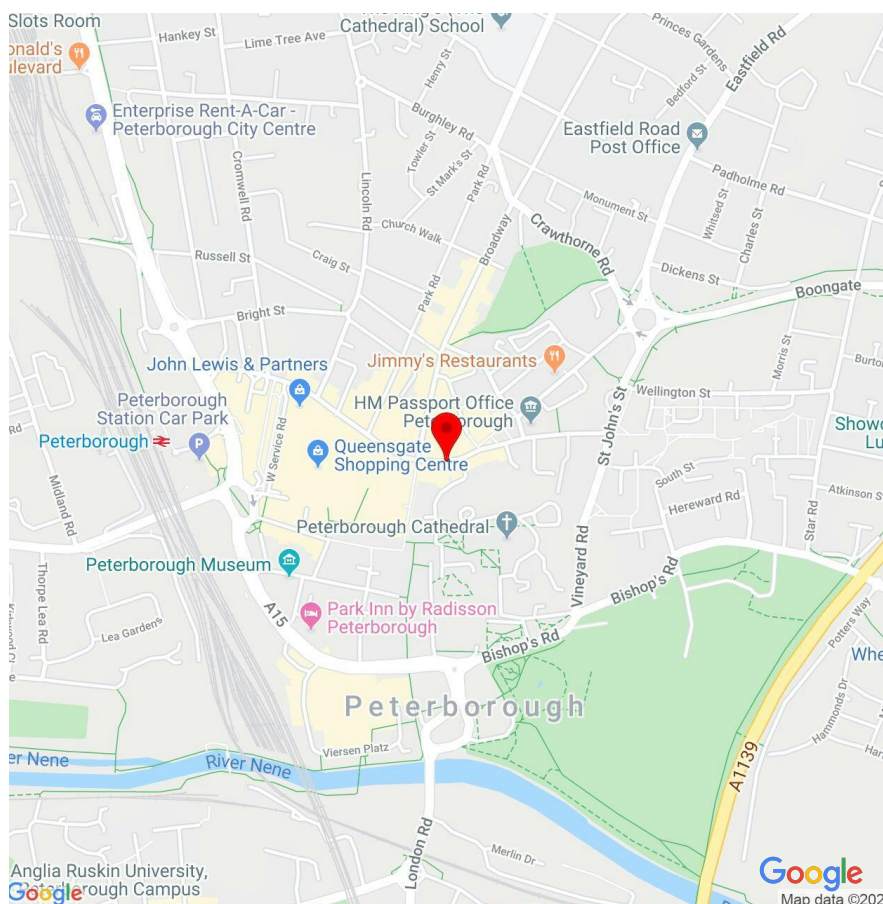
The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Ground - Floor	515	48
1st - Floor	464	43
TOTAL	979	91

LOCATION

Peterborough is a 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.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population. The premises are located on Midgate close to the City Market and nearby occupiers include Poundland, Armed Services Careers Office and Scope.



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VIEWINGS

Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

TERMS

The unit is available on a new lease on terms to be agreed. The quoting rent is £20,000 per annum exclusive.

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.

BUSINESS RATES

The VOA website lists the property with a rateable value of £12,000 (2025-26). From 1st April 2026, the rateable value will remain at £12,000.

SERVICE CHARGE

There is an estate service charge in respect of communal areas.

VAT

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

EPC

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

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

25 HEReward CROSS PETERBOROUGH PE1 1TB	Energy rating D	Valid until: 18 May 2033
		Certificate number: 1348-3987-1630-7892-3095

Property type	Retail/Financial and Professional Services
Total floor area	104 square metres

Rules on letting this property

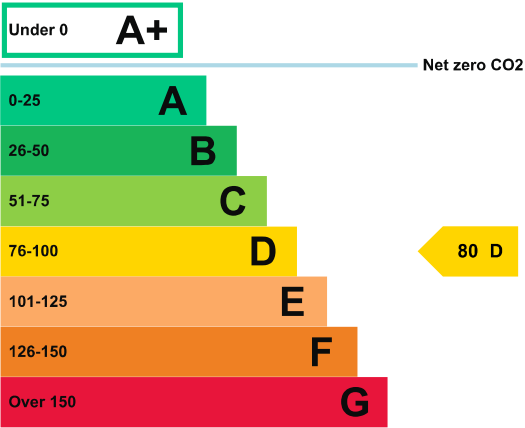
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	7 A
If typical of the existing stock	27 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	52.36
Primary energy use (kWh/m ² per year)	537

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1307-6287-0636-7736-0859\)](#).

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	Danny Hopkinson
Telephone	07426 081187
Email	danny@homes-property.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	Quidos Limited
Assessor's ID	QUID204810
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Homes Property & Energy Assessments
Employer address	The Gate House, Matlock Green, Matlock, DE4 3BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2023
Date of certificate	19 May 2023