

RESIDENTIAL, RETAIL FOR SALE

1219 - 1221 Bourges Boulevard

Peterborough, PE1 2AU



Key Highlights

- Fully let and income producing - £31,800 per annum
- 5 Year retail lease - expiring 2031
- Retail store in prominent location
- Guide price of £325,000
- Each Flat producing £8,400 per year standard assured short hold tenancy
- High footfall of traffic
- Bus station & Train station located a short journey
- 2 Fully let apartments

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

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DESCRIPTION

Ground floor consists of a retail store currently rented to a betting shop.

1st floor residential flat which is currently rented with standard assured shorthold tenancy terms.

ACCOMMODATION

The accommodation comprises the following areas:

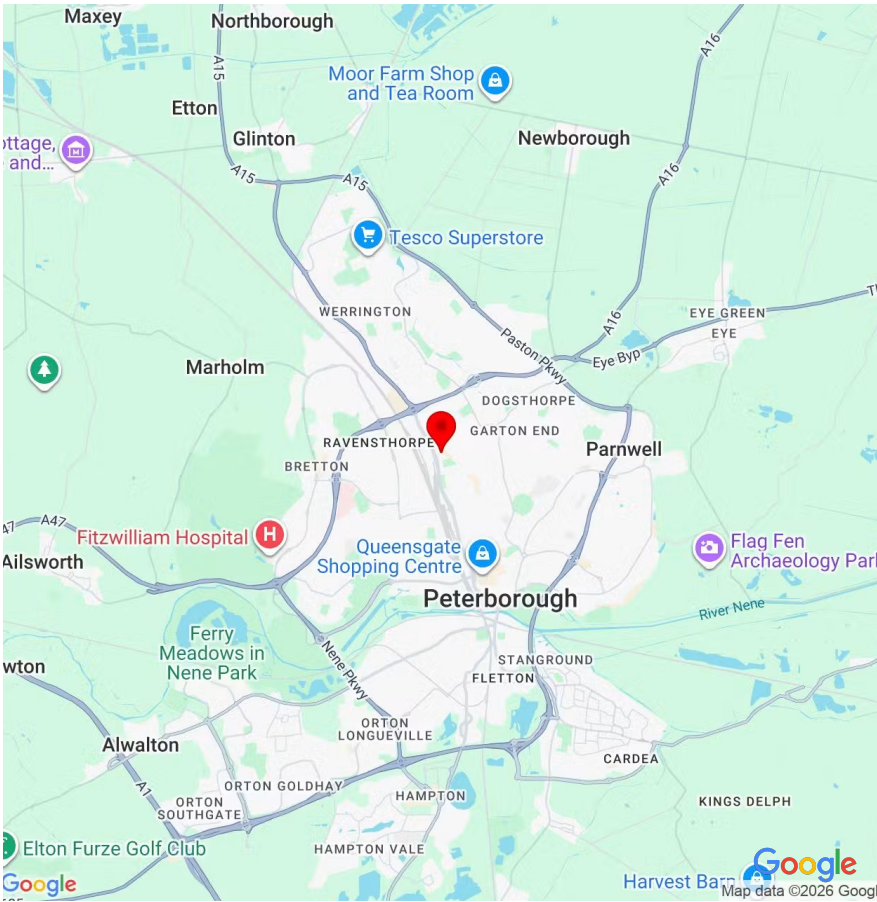
FLOOR AREA	SQ FT	SQ M
Ground	913	85
1st - 1219A Flat	494	46
1st - 1221A Flat	463	43
TOTAL	1,870	174

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.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min).

The property is located on Bourges Boulevard connecting to Lincoln Road within the Millfield area approximately 1.75 miles to the North of Peterborough City Centre and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available on a freehold basis of £325,000.

SERVICE CHARGE

There is no service charge payable.

BUSINESS RATES

The Valuation Office Agency website lists the retail property with a current rateable value of £18,000.

VAT

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

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.

EPC

To be assessed.

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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