



First Floor, 15-27 Cowgate, Peterborough
PE1 1LZ
801.115081

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Agreement

To Let



Detail

Office / Leisure / Retail



Rent

£37,500 pax



Size

866.30 sq m
(9,324 sq ft)



Location

Peterborough, PE1 1LZ



Property ID

801.115081

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises the whole of the first floor above retail units at 15–27 Cowgate, on the northern side of the street. The property has a self-contained entrance at ground floor from Cowgate giving staircase access to the first floor. Currently used as office accommodation, the premises are fitted out to provide one large open plan area, male and female WC's, a separate training room area, staff break out area and meeting room. The property is largely carpeted throughout, benefits from air conditioning and ceiling mounted LED lighting. There is an additional small storage area at second floor. Externally there are 2 allocated parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
First floor	806.90	8,685
Second floor	59.40	639
Total GIA	866.30	9,324

Energy Performance Certificate

Rating: C (63)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for use as offices within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

The property may therefore be suitable for a range of uses within Class E including leisure and retail. Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Peterborough City Council
Description: Offices and Premises
Rateable value: £28,250
UBR: 0.432
Period: 2026–2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. Interested parties are encouraged to confirm the rates payable figure with the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£37,500 per annum exclusive

Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

VAT

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

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, Tenants will be required to provide proof of ID and pass necessary checks prior to instruction of solicitors.

Location

The property is located on Cowgate, within Peterborough City Centre. Cowgate is a busy street with good levels of both pedestrian footfall and vehicular traffic leading off Church Street / Cathedral Square.

The street is occupied by a wide variety of operators including Wetherspoon, Cue Club, Heavenly Desserts, The Ladz, Subway, Prezzo, The Pizza House, a variety of Estate Agents and a number of local independents.

Cathedral Square and Church Street/Bridge Street form the focus of Peterborough's central food and beverage provision with operators including Cote, Pizza Express, Turtle Bay, Five Guys, Tap & Tandoor, Las Iguanas, Middletons, Loungers and Wagamama, amongst others.







