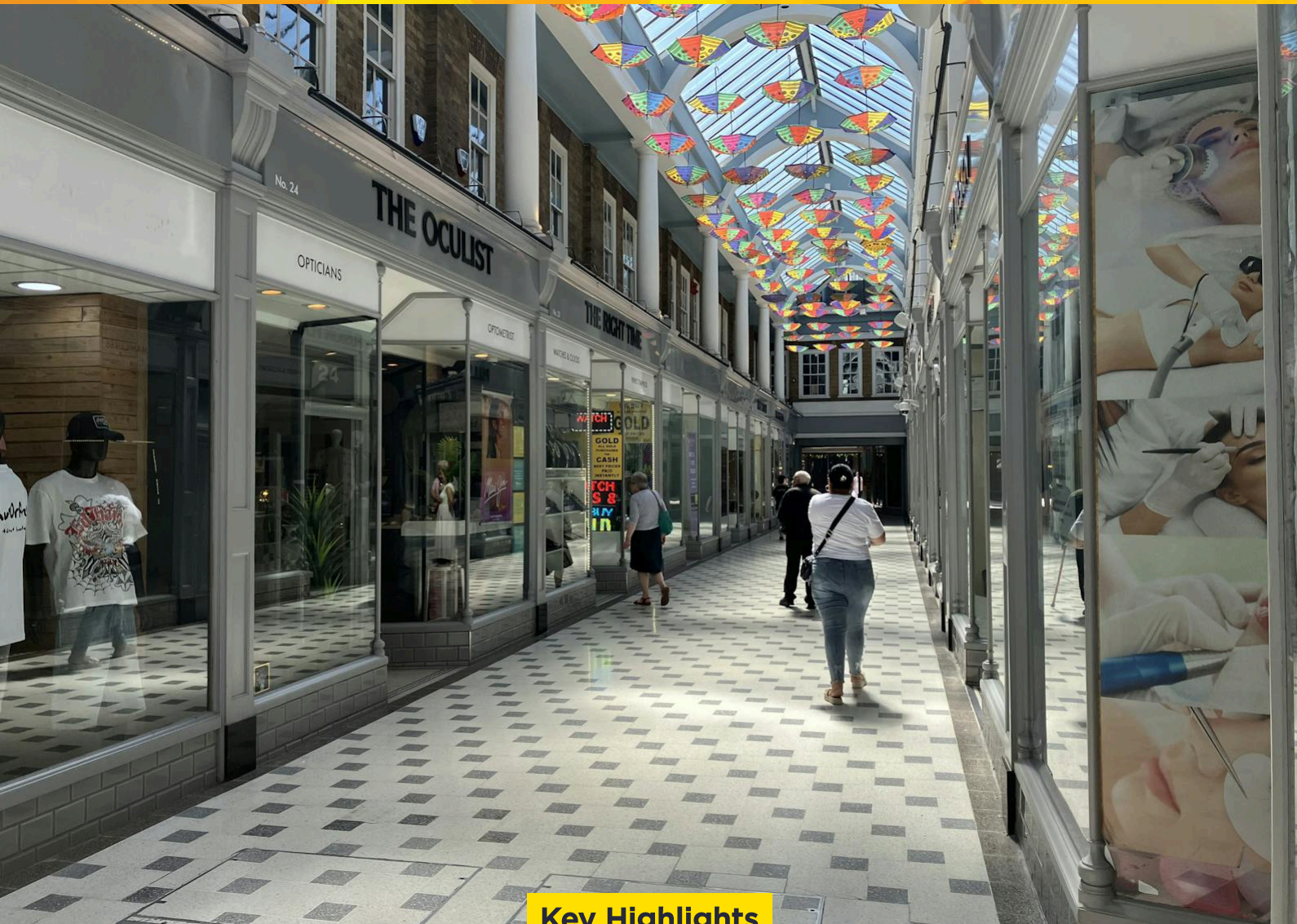


LEISURE, RETAIL TO LET

Westgate Arcade

Peterborough, PE1 1PY



Key Highlights

- City centre leisure / retail opportunity
- Adjacent to Queensgate Shopping Centre
- Close to bus and railway stations
- Parking available at Queensgate Shopping Centre
- Access to be created off Westgate Arcade
- Large open plan area suitable for a range of leisure uses

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

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DESCRIPTION

The property is an retail/leisure unit of steel portal frame construction with a concrete floor and brick / clad exterior walls. Access will be provided from Westgate Arcade. Rear servicing would be provided.

Westgate Arcade is Peterborough's only retail arcade providing space for a variety of businesses within the city centre. The units line a marble tiled floor and have period shop fronts and thresholds which combined with the glass peaked roof provide a light and comfortable shopping experience.

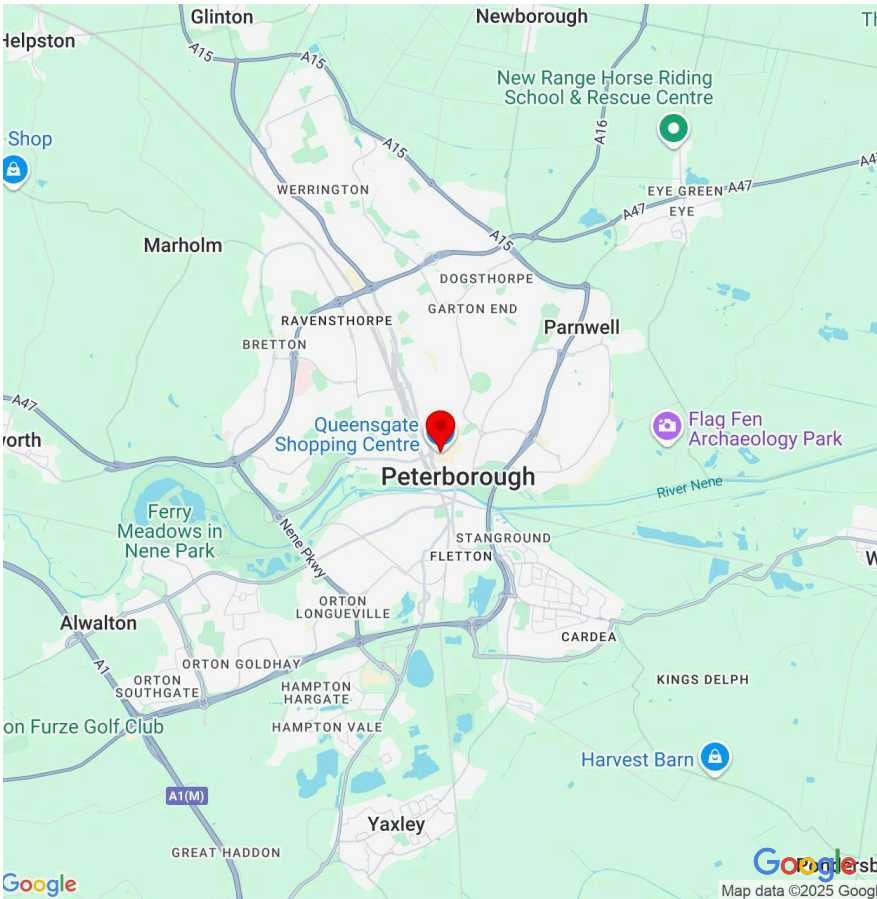
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	7,737	719
TOTAL	7,737	719

LOCATION

Westgate Arcade is a unique shopping experience in Peterborough city centre providing space to retail and restaurant businesses in a location adjacent to Queensgate Shopping Centre. Queensgate offers on site parking, is adjacent to the bus station and a few minutes walk from Peterborough railway station.



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VIEWINGS

Strictly by appointment only with the agents.

TERMS

The units are available to let on terms to be agreed. Flexible terms are available.

VAT

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

BUSINESS RATES

To be reassessed.

SERVICE CHARGE

A service charge would be payable to cover maintenance and security of common areas. Amount to be confirmed.

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.

EPC

To be reassessed.

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

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