

TO LET - RESTAURANT / RETAIL

31 BROADWAY

Peterborough, PE1 1SQ



Key Highlights

- 1,384 sq ft
- Partly fitted kitchen
- EPC rating: D
- Located on one of the main vehicular routes into Peterborough city centre
- City centre ground floor restaurant/retail unit
- New shop front
- VAT is not payable on the quoting rent of £22,500 per annum

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

The property is located on Broadway, directly opposite the New Theatre and is on the northern edge of the city centre, approximately 10-15 minute walk from the Queensgate Shopping Centre. Broadway is one of the vehicular access roads in the city centre and has a mixture of office, retail and restaurant and takeaway occupiers. Several bus routes travel via Broadway to and from the city centre.

Nearby occupiers include the New Theatre, Hegartys Solicitors, Peterborough Library, and Tesco. Nearby restaurants include: Bombay Brasserie, Katana and Pizza Hut Delivery.

Description

The property is a ground floor self-contained unit formerly used as a restaurant. Internally the property has tiled floors, small bar area, painted plastered walls, combination of wall and ceiling mounted lighting, gas fired heating and disabled WC facilities. The kitchen remains partially fitted with extraction system, wash-up facilities and some other equipment.

Please note only the ground floor is available - the first floor is being converted to an apartment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,384	128.58	Available
Total	1,384	128.58	

Viewings

Strictly by appointment with the sole agents.

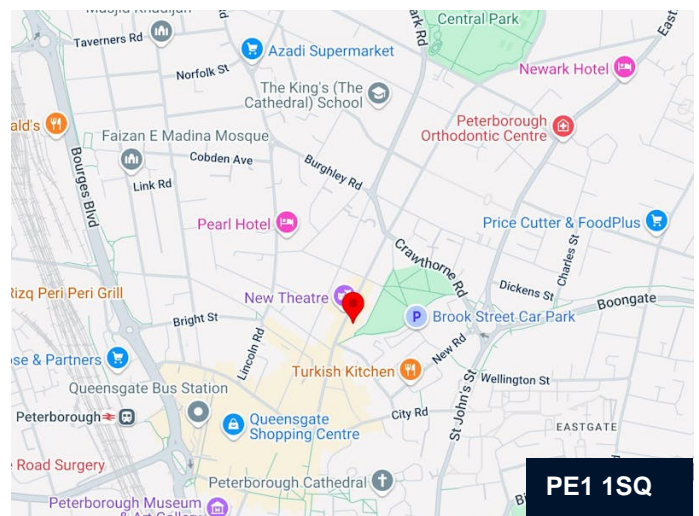
Terms

The property is available to rent on terms to be agreed at a quoting rent of £22,500 per annum. Note VAT will not be payable on the rent.

Business Rates

Rates payable: £8,233.50 per annum
(based upon Rateable Value: £16,500)

This rateable value currently includes the first floor accommodation - the VoA will need to re-assess the Rateable Value in due course for both properties.



Contact

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

Drew Greenhalgh

+44 (0) 1733 209947

07811 697365

drew.greenhalgh@savills.com

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Energy performance certificate (EPC)

31-31a Broadway PETERBOROUGH PE1 1SQ	Energy rating	Valid until: 10 February 2026
	D	Certificate number: 0080-0836-2929-9692-6002

Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

Total floor area **204 square metres**

Rules on letting this property

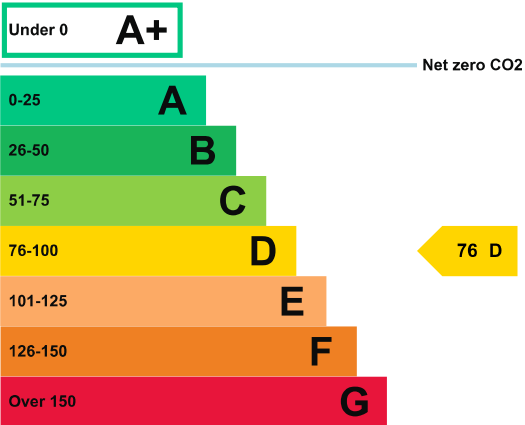
Properties can be let if they have an energy rating from A+ to E.

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

30 B

If typical of the existing stock

87 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	198.86

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0699-9822-2640-0900-8603\)](#).

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	Matthew King
Telephone	07512846237
Email	mattking4707@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301102
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Matthew King
Employer address	Vibrant Energy
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2016
Date of certificate	11 February 2016