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The Outdoor Store

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50 Bridge Street,
Peterborough, PE1 1DT
#7116/2021H

Kebabs. Done Right.

German Döner Kebab



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BANKS
LONG & Co



50 Bridge Street

Peterborough PE1 1DT



Agreement



Detail



Rent



Size



Location



Property ID

To Let

Prime City Centre Shop
Unit

£50,000 pax

263.85 sq m (2,839 sq ft)

Peterborough, PE1 1DT

#7116/2021H

For Viewing & All Other Enquiries Please Contact:



TIM BRADFORD

BSc (Hons) MRICS

Managing Director

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01522 544515





Property

The property comprises a purpose-built mid-terrace prime retail unit located on Bridge Street, within close proximity to many national retailers including Post Office, W H Smith, Specsavers, Greggs and Waterstones.

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
Ground Floor Retail	134.56	1,448
First Floor Ancillary	129.29	1,391
Total NIA	263.85	2,839

Services

We understand that mains supplies are available and connected to the property.

These have not been tested and 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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Rates

Charging Authority: Peterborough City Council
Description: Shop and Premises
Rateable value: £49,000
UBR: 0.512
Period: 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

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

Rent

£50,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may 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.

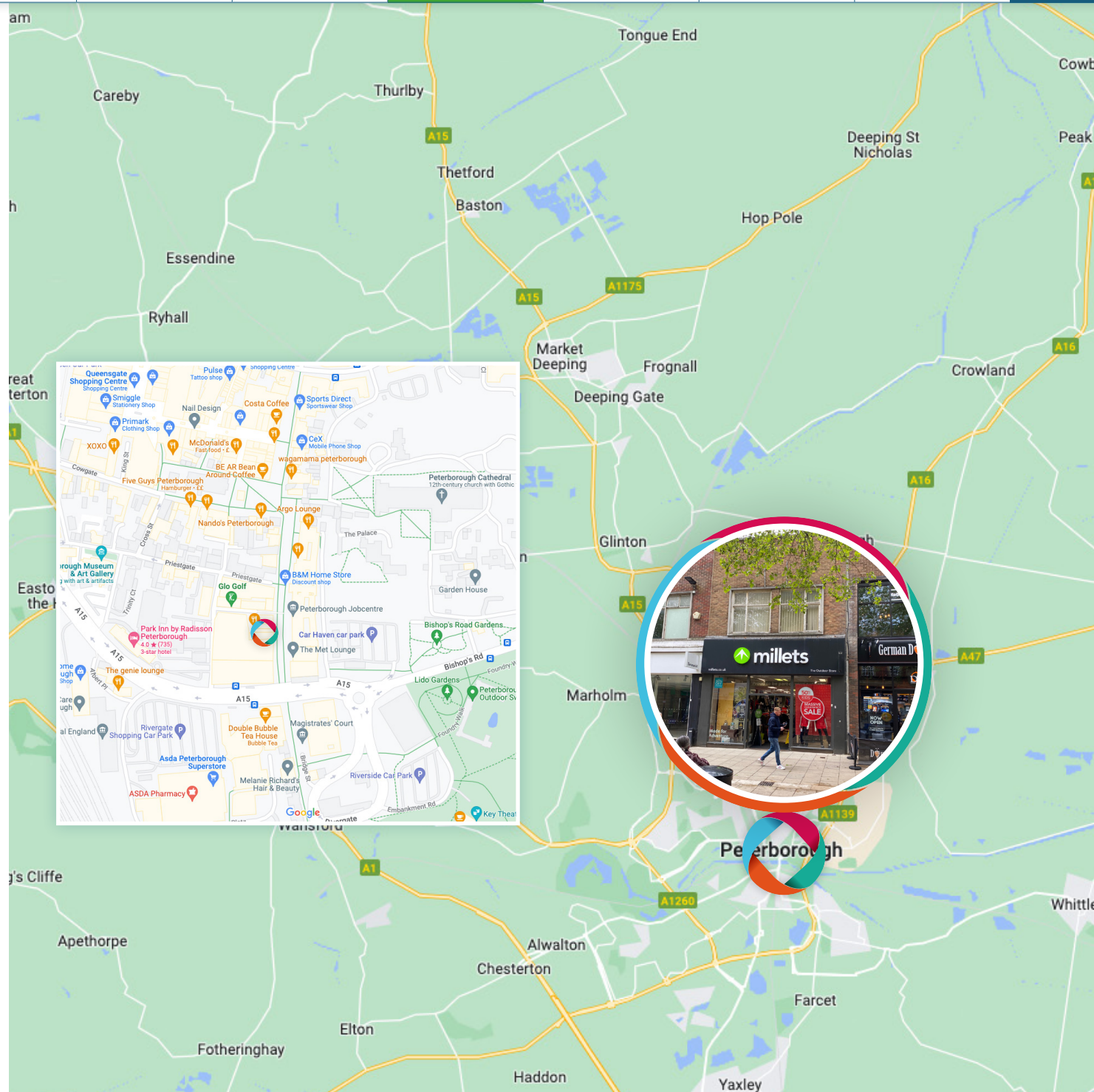


Location

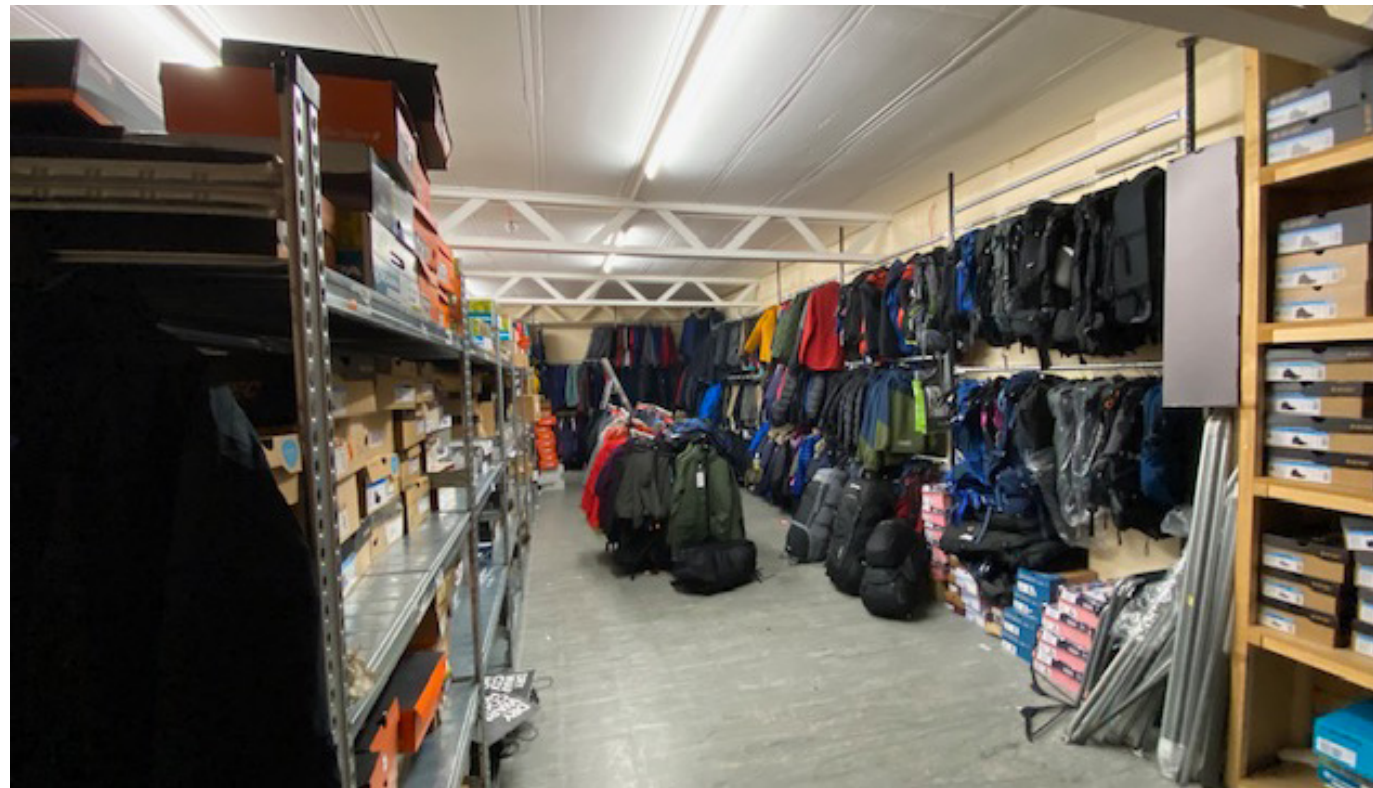
Peterborough is an historic cathedral city located in the heart of England. It is located approximately 42 miles north-east of Northampton, 37 miles north-west of Cambridge and 80 miles north of London.

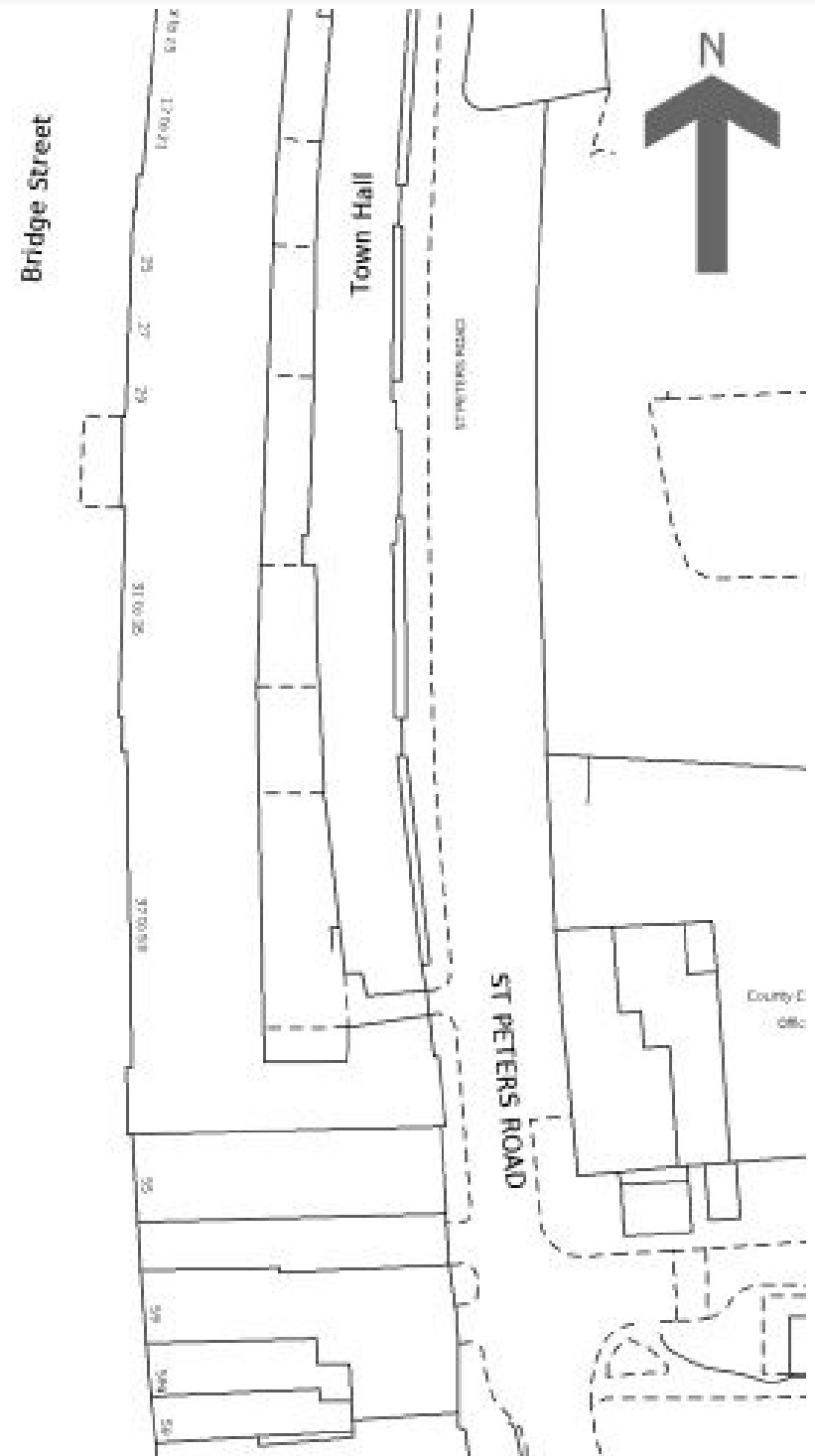
Communication links are excellent with the A1 touching the western fringes of the city, being one of the principal routes linking London to the North of England. Other 'A' roads enter into the city helping Peterborough to be easily accessible to a large catchment population.

Peterborough is also well connected to London by train with regular services to London Kings Cross on the East Coast mainline, the fastest journey time being approximately 45 minutes.



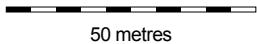








Peterborough



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Created By: Banks Long



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