

RETAIL TO LET

# Unit 7 Lincoln Road

Peterborough, PE1 2RP



## Key Highlights

- EPC: C
- City centre retail premises
- Suitable for a range of uses -subject to planning
- Available immediately
- Self-contained unit
- Workshop in rear yard
- Open plan layout with storage
- Fronting Lincoln Road

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

**01733 344414**

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## DESCRIPTION

The property is a self-contained retail unit comprising of an open plan ground floor retail area with access to a WC at the rear, the first floor is predominately open plan area with partitioning walls.

To the rear of the property there is an external workshop in a shared communal yard with a separate pedestrian access from Lincoln Road.

## ACCOMMODATION

The accommodation comprises the following areas:

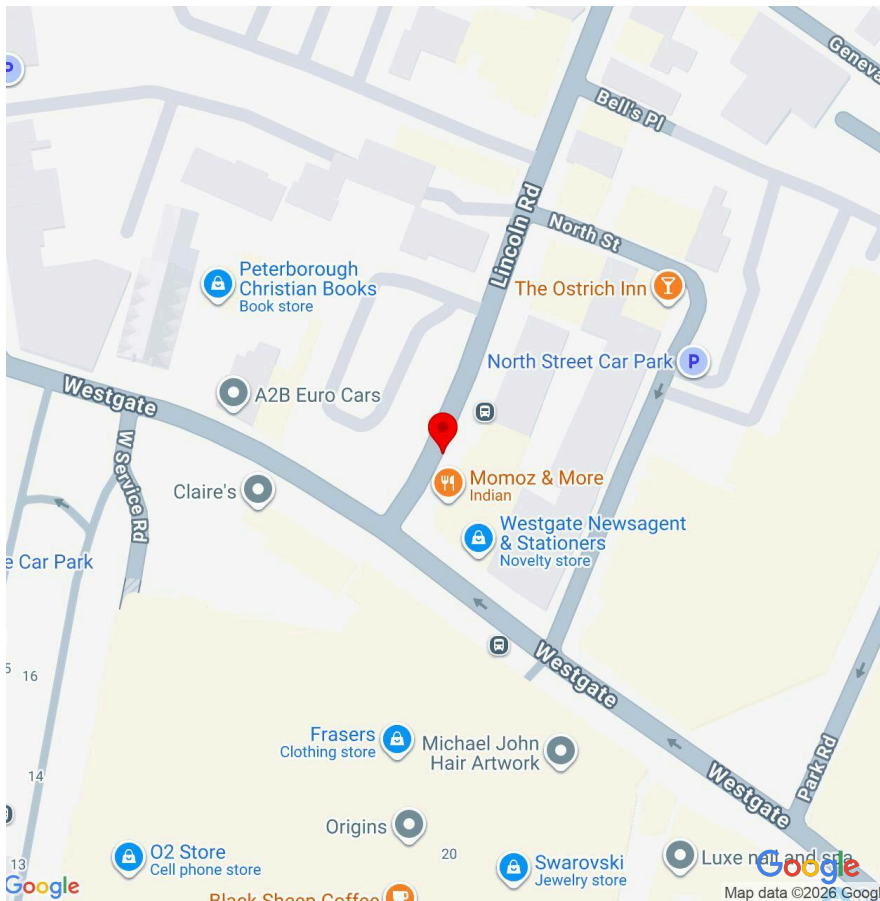
FLOOR AREA	SQ FT	SQ M
1st - Floor	674	63
Ground - Floor	527	49
Ground - External	127	12
<b>TOTAL</b>	<b>1,328</b>	<b>123</b>

## LOCATION

The property is prominently located on Lincoln Road, close to its junction with Westgate and close to the Queensgate Shopping Centre, in the City Centre, with easy access to Bourges Boulevard (A15).

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). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

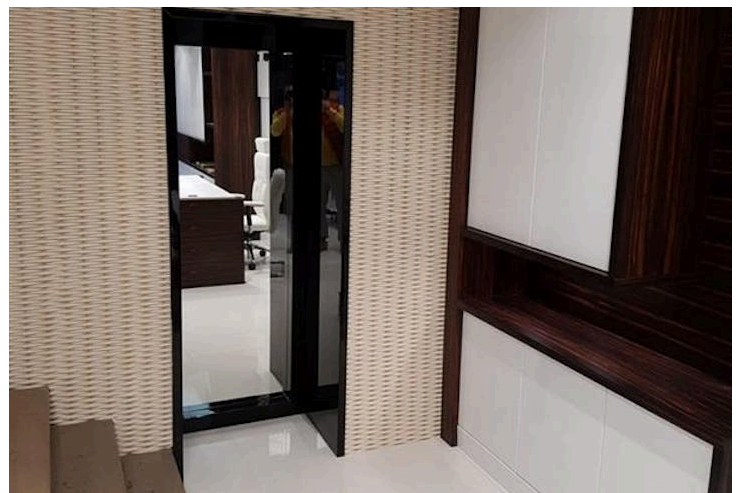
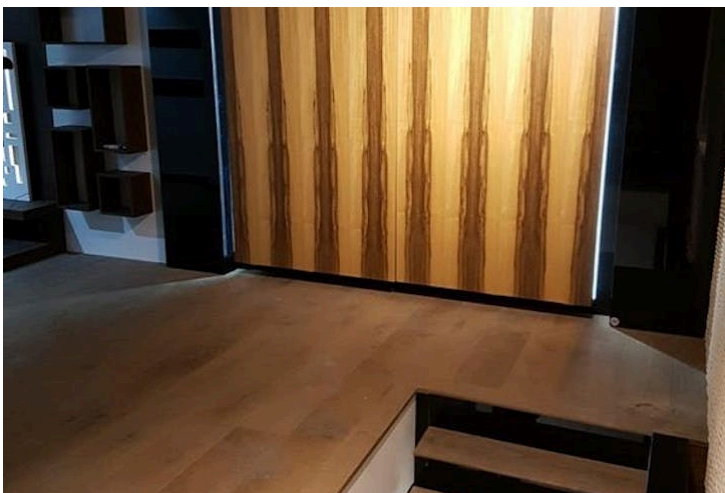
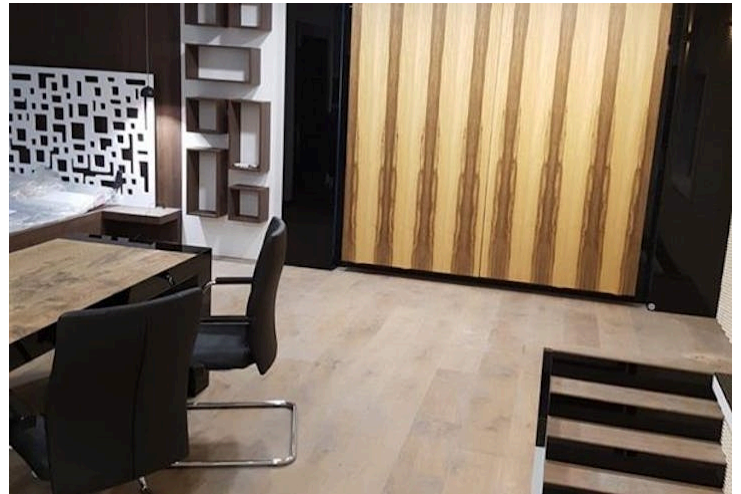
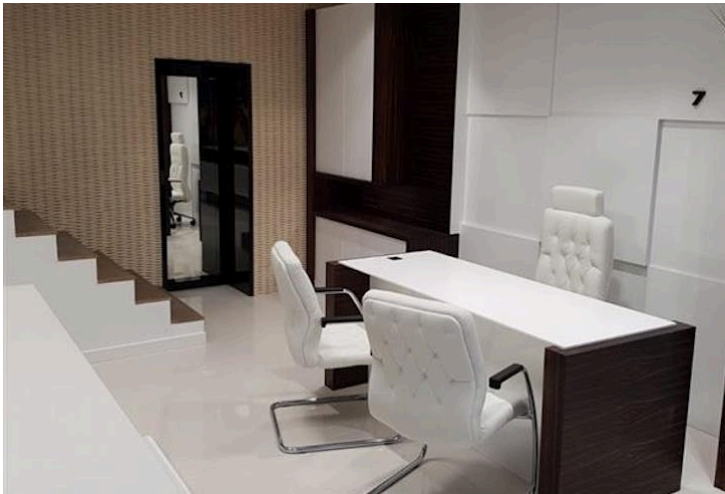
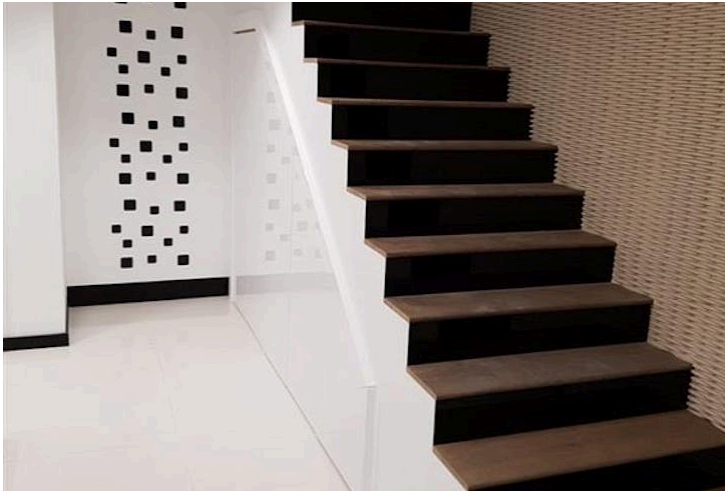


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## VIEWINGS

Strictly by appointment with the sole agent.

## VAT

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

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## BUSINESS RATES

The VOA website lists the property with a rateable value of £16,500 (2025-26). From 1st April 2026, the rateable value will increase to £17,250.

## 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.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## EPC

The property currently has an EPC assessment of C - the certificate is attached.

## 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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07811 697365  
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## IMPORTANT NOTICE

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# Energy performance certificate (EPC)

7 Lincoln Road Peterborough PE1 2RJ	Energy rating <b>C</b>	Valid until: <b>23 December 2035</b>
		Certificate number: <b>6220-5545-6020-5902-7515</b>

**Property type**

Retail/Financial and Professional Services

**Total floor area**

111 square metres

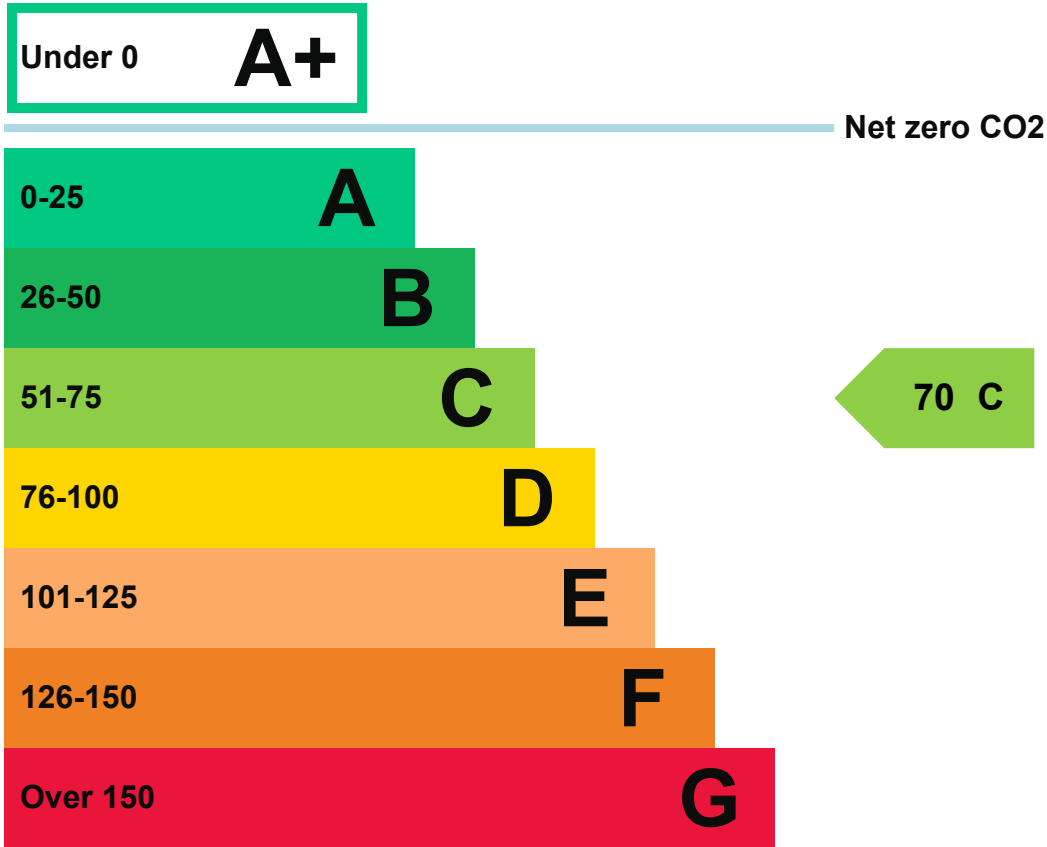
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



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**



**If typical of the existing stock**



## Breakdown of this property’s energy performance

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	26.77
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	280

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7320-7313-7015-5209-9935\)](/energy-certificate/7320-7313-7015-5209-9935).

## 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.

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<b>Assessor's name</b>	Steve Bloom
<b>Telephone</b>	0208 172 0080
<b>Email</b>	<a href="mailto:sales@arcenergy.net">sales@arcenergy.net</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/007404
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

<b>Employer</b>	ARC Energy Assessment Ltd
<b>Employer address</b>	46 Wickets Way, Ilford, Essex IG6 3DF
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	24 November 2025
<b>Date of certificate</b>	24 December 2025

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

<b>Certificate number</b>	<a href="#">4871-8155-9897-9199-4667 (/energy-certificate/4871-8155-9897-9199-4667)</a>
<b>Valid until</b>	3 April 2033



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