

TO LET - RESTAURANT

# 31 BRIDGE STREET

Peterborough, PE1 1HA



## Key Highlights

- 2,531 sq ft
- Pedestrianised shopping area
- Rear service yard
- Fixtures and fittings included
- City centre restaurant opportunity
- Large basement for seating or storage
- Currently fitted out as a restaurant
- EPC: C

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## Description

The property is a self contained ground floor restaurant unit with a large basement area for seating or storage. There are WC's and a kitchenette to the rear, and rear access for bins and loading. There is potential for external seating to the front of the unit.

## Location

The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

The property is located in Peterborough city centre, Bridge Street is one of the main pedestrianised thoroughfares into/from the city centre and the Queensgate Shopping Centre, Rivergate and Fletton Quays. Nearby occupiers include: B&M, The Works, Mountain Warehouse, Waterstones, SpecSavers and British Heart Foundation and Oxfam retail outlets. Bridge Street is also the location of the Town Hall, Peterborough City Council offices and Peterborough Market Food Hall.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,202	111.67	Available
Basement	1,329	123.47	Available
<b>Total</b>	<b>2,531</b>	<b>235.14</b>	

## Viewings

Strictly by appointment with the agents.

## Terms

The property is available to let on terms to be agreed. Guide rent of £35,000 per annum plus VAT.

Available on a tenancy at will initially with new longer term lease from January 2026, or an agreement for lease starting in January 2026.

## Business Rates

Rates payable: £12,724.50 per annum  
(based upon Rateable Value: £25,500)

## Contact

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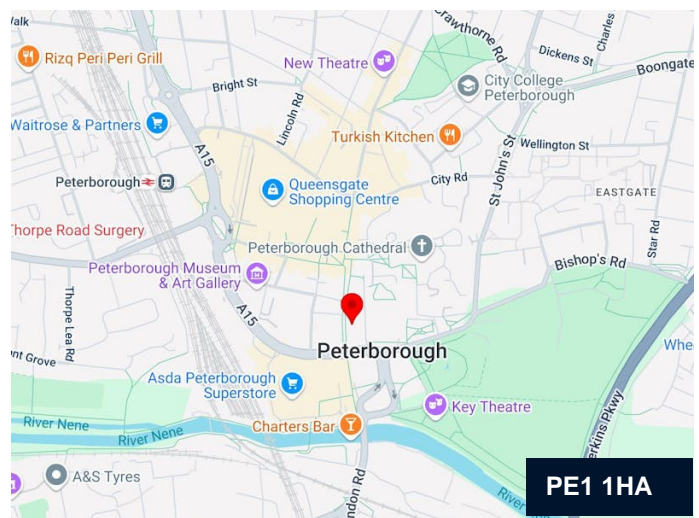
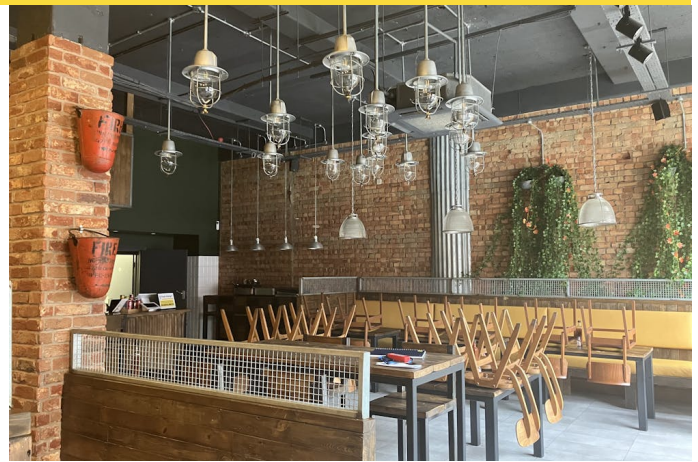
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