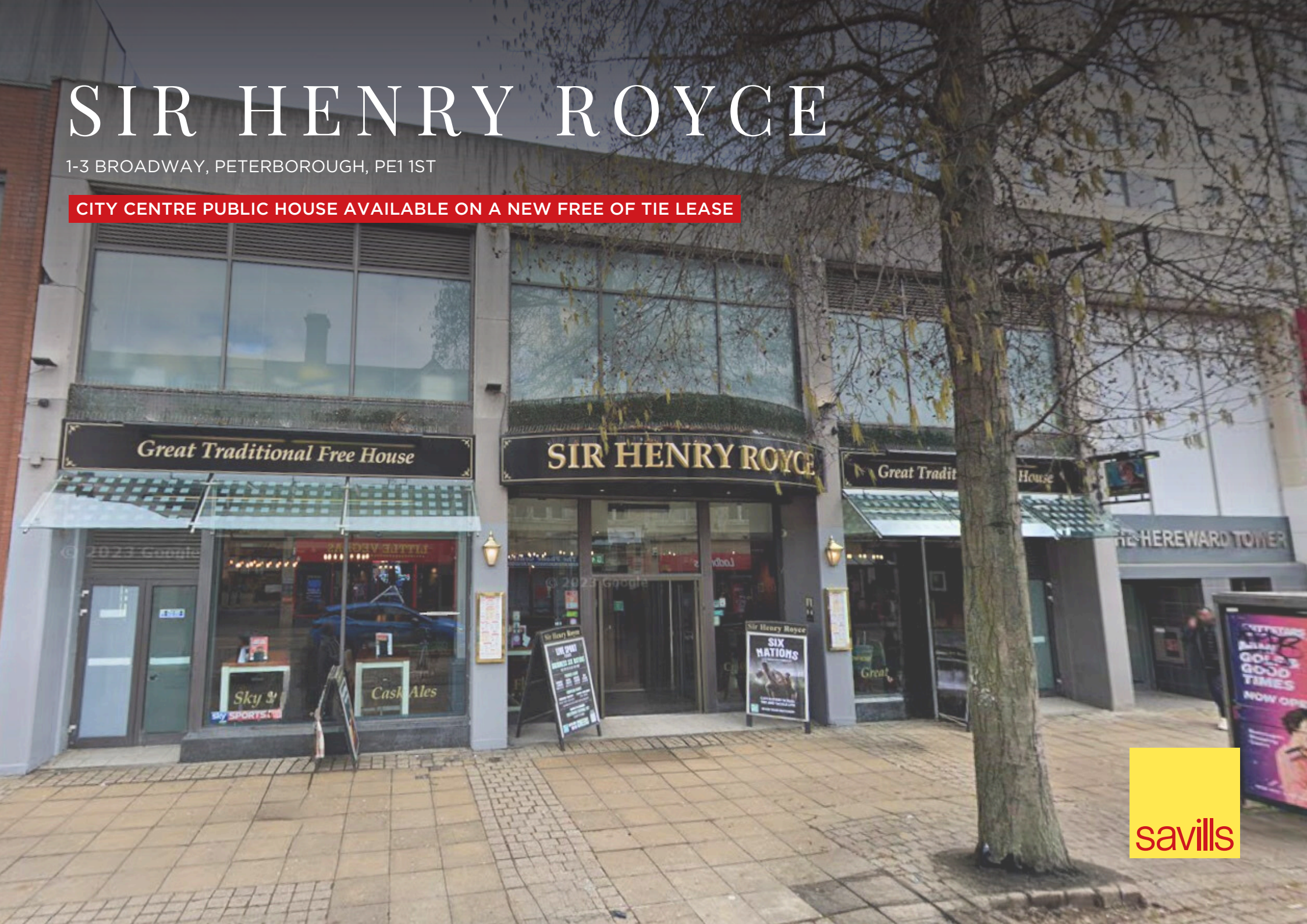


SIR HENRY ROYCE

1-3 BROADWAY, PETERBOROUGH, PE1 1ST

CITY CENTRE PUBLIC HOUSE AVAILABLE ON A NEW FREE OF TIE LEASE



HIGHLIGHTS INCLUDE:

- High Street Public House To Let
- Located in the centre of Peterborough within the 76,314 Sq Ft Hereward Cross retail development
- Trading area arranged over ground floor only
- GIA approximately 9,001 Sq Ft (836 Sq M)
- Large plot of 0.215 of an acre
- 2am alcohol licence
- Rental offers invited in excess of £65,000 per annum plus VAT

LOCATION

The property is located in Peterborough city centre which is located 37.6 miles (60.5 kilometres) north of Cambridge and 41.1 miles (66.1 kilometres) east of Leicester.

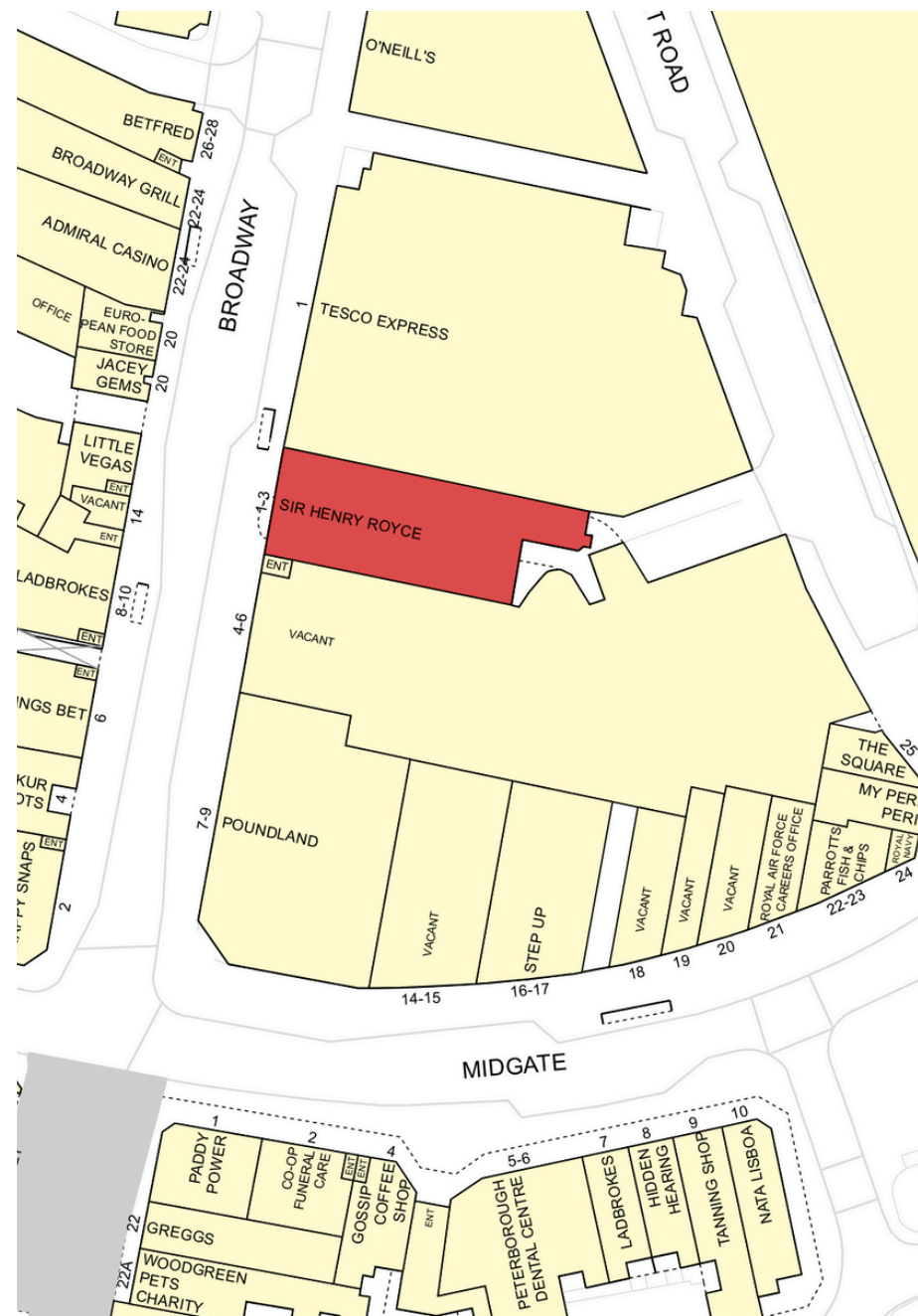
The property is located along the Broadway within Peterborough city centre a main leisure and hospitality district with notable operators including J D Wetherspoons, O'Neill's, Wagamama's and Nando's located within the immediate area.

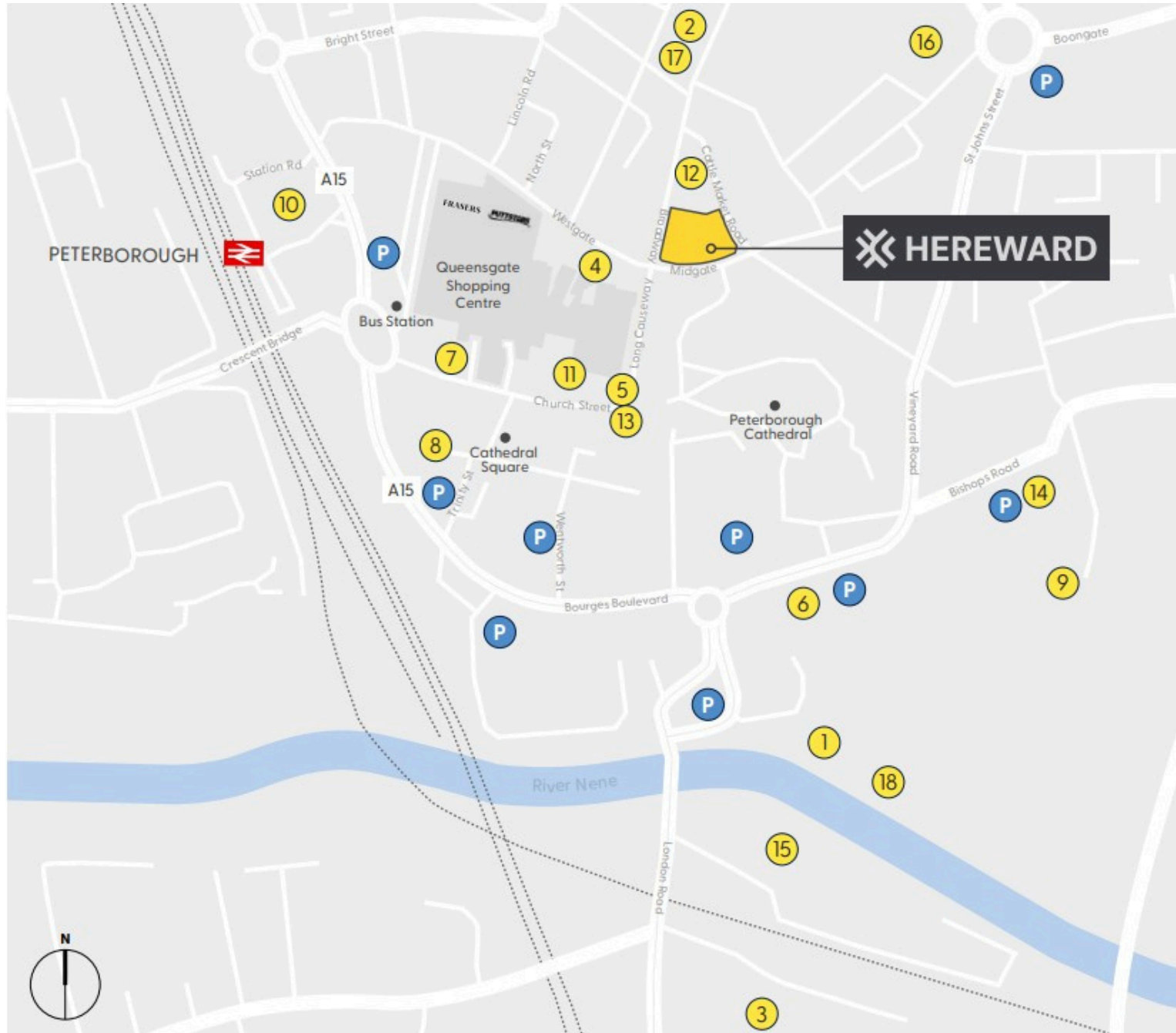
DESCRIPTION

The Sir Henry Royce comprises the ground and first floor of a larger retail development. There is no external trading area however, there is managers car parking associated with the property.

LINKS

[GOOGLE STREET VIEW](#)





TOP CITY CENTRE SITES

- 1 Key Theatre
- 2 New Theatre
- 3 Weston Homes Stadium
- 4 Westgate Arcade
- 5 The Guildhall
- 6 Lido
- 7 Cowgate
- 8 Peterborough Museum
- 9 Athletic Track
- 10 Station Quarter
- 11 Bean Around Coffee
- 12 Tesco
- 13 Cote Peterborough
- 14 ARU University Campus
- 15 Flettons Quays Development
- 16 City College Peterborough
- 17 Central Library
- 18 The Embankment
- P Parking

ACCOMMODATION

Ground Floor The ground floor comprises an open plan trading area with central bar servery and seating on loose tables and chairs. Ancillary areas includes a cellar, trade kitchen, customer WC's.

First Floor The first floor comprises ancillary storage space and staff facilities.

TENURE & TERMS

Rental offers are invited in excess of £65,000 per annum for a new free of tie lease on terms to be agreed. The latest service charge budget is £1.50 per sq ft which is chargeable in addition to the rent.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Sunday - Tuesday: 09:00 - 01:00
- Wednesday - Saturday: 09:00 - 02:00

VAT

VAT will be applicable on the rent.

EPC

B - 45.

FIXTURES & FITTINGS

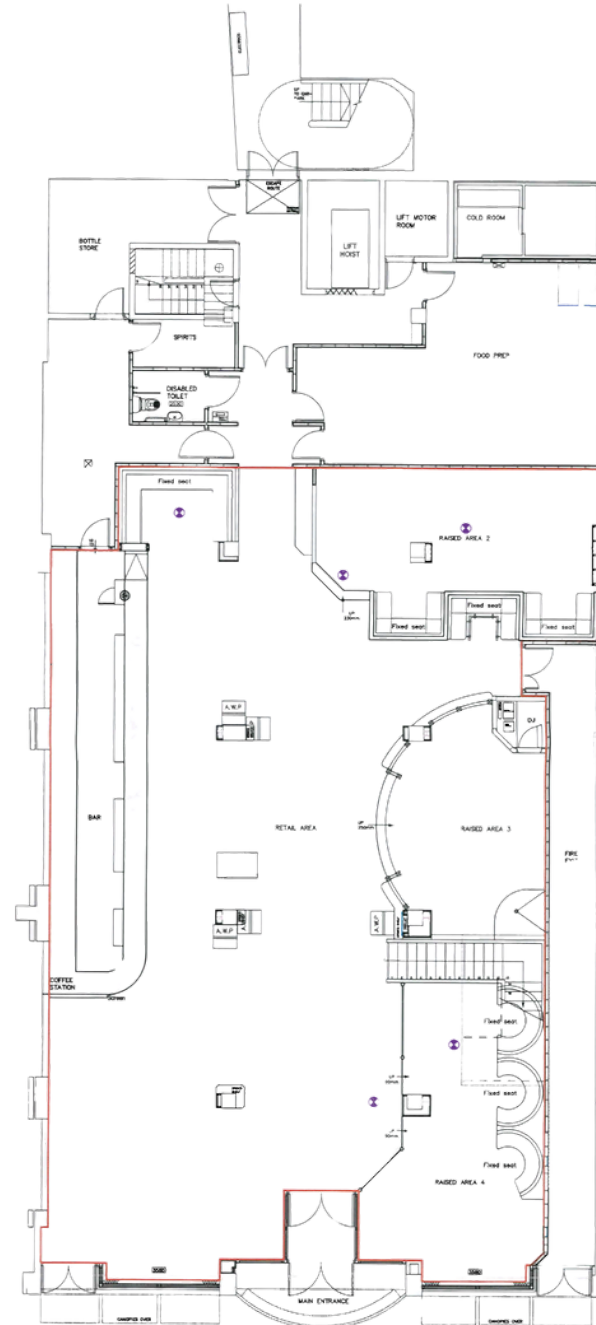
The fixtures and fittings may be available by way of separate negotiation.



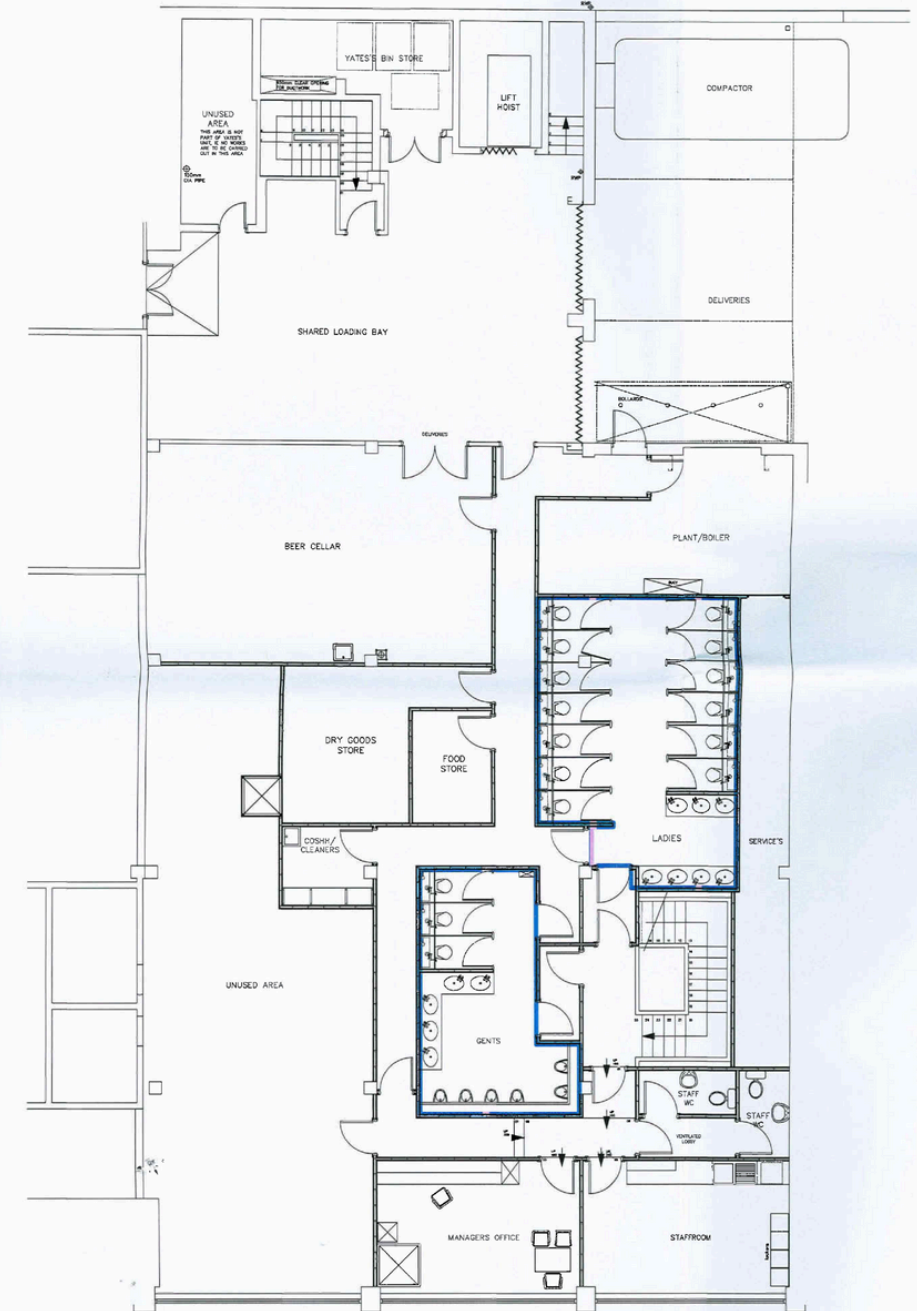
FLOOR AREAS

The property has the following approximate gross internal floor areas;

	Sq M	Sq Ft
Ground Floor	479	5,152
First Floor	358	3,849
Total	836	9,001



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

SIR HENRY ROYCE, 1-3 BROADWAY, PETERBOROUGH, PE1 1ST

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged through the agents Savills or our joint agents Tydus. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the occupational tenants staff.

CONTACT

Jack Phillips
07866 203540

jack.phillips@savills.com

Stuart Stares
07807 999841

sstares@savills.com

Drew Greenhalgh
07811 697365

drew.greenhalgh@savills.com

Alternatively please contact our joint agent Will Elphinstone at Tydus RE.

IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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