

TO LET - RETAIL

UNIT 1-2 ST. PETERS ARCADE

Peterborough, PE1 1YX



Key Highlights

- 191 to 508 sq ft
- Prominent city centre location
- Potential to be split - units can be taken individually or combined
- High footfall location
- Two ground floor city centre retail units
- Suitable for a range of uses - subject to planning
- EPC to be reassessed
- Zero rates for qualifying small businesses

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Description

The premises comprise two adjoining retail units. Suitable for a range of uses - subject to planning.

There is a shared WC, kitchenette and access to the bin store via the rear of the units.

Location

The premises are located opposite Argo Lounge and next to Middletons Steakhouse in the heart of Peterborough city centre with direct access from Bridge Street and is located close to the Queensgate Shopping Centre. The offices are located within 10-15 minute walk to the bus and railway stations. Nearby occupiers include NatWest, HSBC, Starbucks and Wagamama.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	317	29.45	Available
Unit - 2	191	17.74	Available
Total	508	47.19	

Viewings

Strictly by appointment with the sole agents.

Terms

The property is available to let on a new lease on terms to be agreed. Guide rent of £12,000 per annum plus VAT.

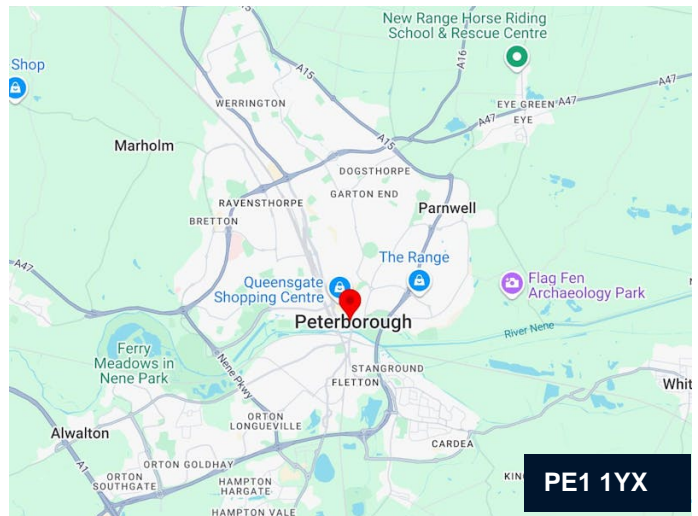
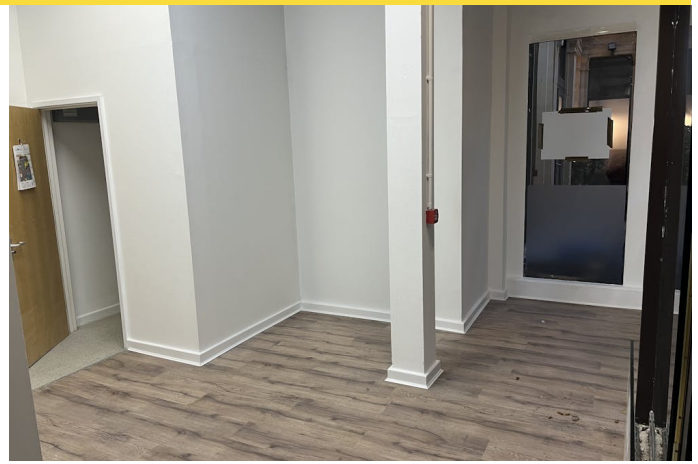
Service Charge

A service charge is payable for upkeep of common areas.

Business Rates

Rates payable: £3,892.20 per annum
(based upon Rateable Value: £7,800)

Qualifying businesses may be entitled to 100% business rates relief.



Contact

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