



28-30 Cowgate, Peterborough  
PE1 1NA

# 28-30 Cowgate

Peterborough PE1 1NA



## Agreement

To Let



## Detail

Retail



## Rent

£50,000 pax



## Size

296.02 sq m (3,186 sq ft)



## Location

Peterborough, PE1 1NA



## Property ID

801.1237250

**For Viewing & All Other Enquiries Please Contact:**



## Julian Welch

Director

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## Property

The property comprises a self-contained lock up shop premises arranged over ground and two upper floors.

The ground floor has a double frontage to Cowgate and provides largely open plan accommodation with a single WC to the rear.

Stairs lead to the first and second floors which provide back of house staff and storage accommodation, WC's and kitchen facilities. There is loading access to the rear of the property, accessed via a side passage from Cowgate.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	169.02	1,819
First floor	70.58	760
Second floor	56.42	607
Total Net Internal Area	296.02	3,186

## Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

**Charging Authority:** Peterborough City Council  
**Description:** Post Office and Premises  
**Rateable value:** £37,500  
**UBR:** 0.392  
**Period:** 2026-2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. Interested parties are encouraged to confirm the rates payable figure with the Charging Authority.

## Tenure

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

## Rent

**£50,000 per annum exclusive**

## VAT

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

## Energy Performance Certificate

Rating: C (73)

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, tenants will be required to provide ID documentation and pass AML checks prior to instruction of solicitors.

## Location

The property is located on Cowgate, one of the principal routes within the city centre providing a link between the central retail & leisure core and the central bus & coach station, mainline railway station and Queensgate car parks.

Peterborough is the largest city in Cambridgeshire with a resident population in the region of 220,000 people. One of the fastest growing cities in the UK, Peterborough is home to over 5,000 businesses, 26% of the top businesses in the county, and the largest new educational facility in the UK – ARU Peterborough University.

Occupiers in the immediate vicinity include Wetherspoon, Prezzo, Kathmandu Lounge, The Queens Head Public House, Turtle Bay, Cote, Pizza Express and Las Iguanas, amongst others.







