

LEISURE, RETAIL TO LET

Unit 1, 42 Broadway

Peterborough, PE1 1RS



Key Highlights

- Prominent city centre position with high visibility
- A fully fitted commercial kitchen
- Strong evening and weekend footfall
- Short walk from Queensgate Shopping Centre
- Located in the vibrant city centre of Peterborough

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

01733 344414

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DESCRIPTION

Property comprises of a cocktail bar arranged over basement, ground & first floor. Surrounded by a range of national and independent occupiers including bars, restaurants and nightclubs.

ACCOMMODATION

The accommodation comprises the following areas:

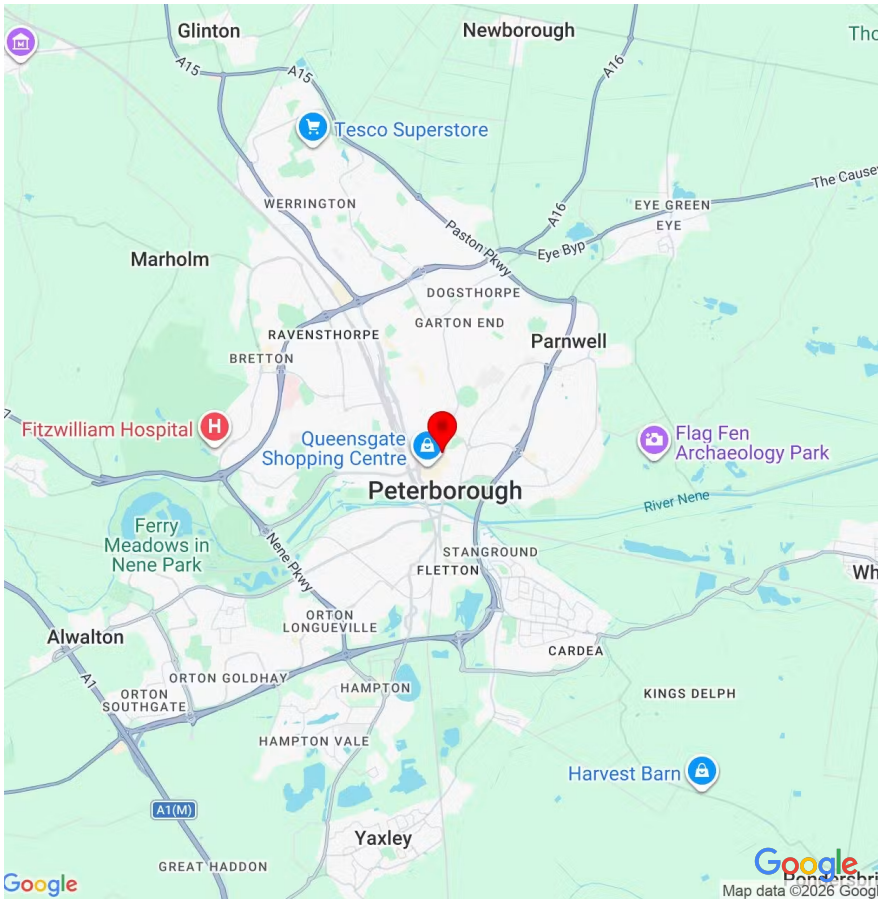
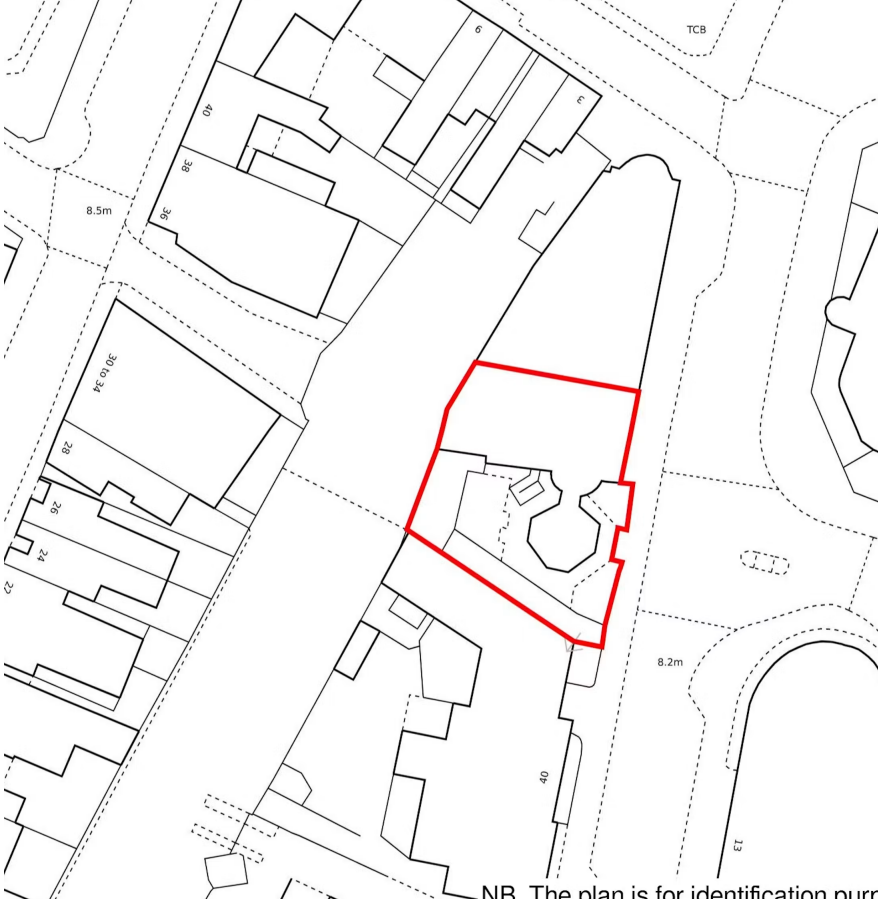
FLOOR AREA	SQ FT	SQ M
Basement	471	44
Ground	2,616	243
1st	1,578	147
TOTAL	4,665	433

LOCATION

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.

It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population with a current population within the urban area of approximately 205,000.

Occupiers close by include J D Wetherspoon, Velvet Panache Nightclub, Amber Tavern, Tesco Express, Embassy & O'Neills.



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Energy performance certificate (EPC)

42 Broadway PETERBOROUGH PE1 1RS	Energy rating D	Valid until: 23 February 2030
		Certificate number: 2655-3012-0702-0500-7391

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	439 square metres

Rules on letting this property

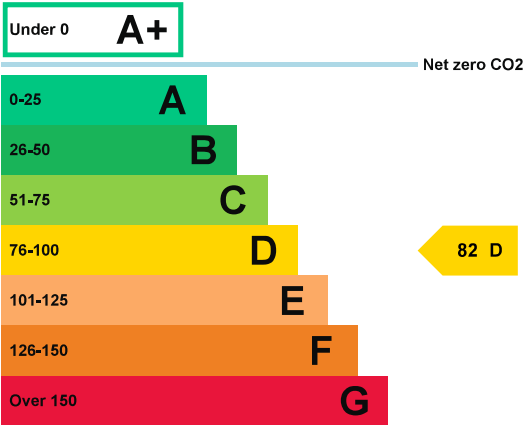
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	176.39
Primary energy use (kWh/m2 per year)	1043

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0760-0540-5722-5192-3002\)](#).

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.

Assessor's name	Abdul Waheed Ahmad
Telephone	07877413412
Email	ahmd_64@yahoo.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203990
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Move Limited
Employer address	10, Oxford Road Harrow HA3 7RG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2020
Date of certificate	24 February 2020