



Picton Jones & Co

0121 643 3232

PRIME RETAIL PREMISES

TO LET

33 LONG CAUSEWAY PETERBOROUGH



SITUATION / LOCATION

Peterborough is Major Regional City, situated some 80 Miles North of London, 40 Miles North West of Cambridge and 37 Miles East of Leicester. The City enjoys excellent logistics with a close proximity to Junction 17 of the A1(M) Motorway with the A47 providing access to Leicester and M1 in the West and Kings Lynn and Norwich to the East.

Peterborough has a Population of approaching 190,000 with a catchment of in excess of 600,000 people within 25 Miles and is one of the fastest growing Cities in the UK. In recent times there has been substantial Investment within the City Centre by both the Council and Private Landlord Owners, with the recent Completion of the New Street Scenes and the announcement of the £33 Million upgrade for the Queens Gate Shopping Centre.

Long Causeway is a Prime Trading Location and adjoining and nearby Retailers Include Boots, Virgin, Burger King, Metro Bank, CEX, Café Nero, etc.

The Subject Premises are situated between the Main Entrance to the Queens Gate Shopping Centre, providing Retail Offer of 750,000 sq ft and the junction of Cathedral Square with Bridge Street where Occupiers such as W H Smiths, T K Maxx, Nando's, Pizza Express, are to be found.

Plan of the Location is outlined over.

ACCOMMODATION

Gross Frontage	21' 0"
Internal Width	18' 9"
Ground Floor Sales	1,526 sq ft
First Floor Ancillary	611 sq ft

PLANNING

The Premises are within Class E of the New Use Classes Order and can be used as a Shop, Financial / Professional Services, Restaurant / Café, Offices, Clinic / Nursery and Gymnasium. Interested Parties should make their own Enquiries of the Planning Authority

- PRIME CITY CENTRE LOCATION
- FULLY REFURBISHED BUILDING
- CLASS E PLANNING USE – RETAIL / OFFICE/ RESTAURANT
- COMPETITIVE TERMS

LEASE

The Premises are Available by way of a New 10 Year Lease on effective FR&I Terms and subject to a 5 Yearly Rent Review.

RENTAL

Commencing Rental £55,000 p.a.x.

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:-

Rateable Value:	£36,000
UBR 23/24:	£0.499
Rates Payable:	£17,964

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1st April 2023 until 31st March 2024 (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

EPC

Available on Request.

LEGAL COSTS

Each Party to be responsible for their own Costs.

VIEWING:

All Viewings are **STRICTLY BY APPOINTMENT** with the Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2023) or Savills on 01733 344 414

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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