



Picton Jones & Co

0121 643 3232

PRIME RETAIL PREMISES

TO LET

UNIT II, 32 LONG CAUSEWAY PETERBOROUGH



- PRIME CITY CENTRE LOCATION
- SALES AREA 645 SQ FT / 59.92 M²
- FULLY REFURBISHED BUILDING WITH PREMISES ADJOINING CEX AND HOLLAND & BARRETT
- POSSIBLE A1 / A2 / A3 USE, SUBJECT TO PLANNING

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, Holland & Barrett, 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	20' 0"	(9.15m)
Internal Width	12' 6"	(3.81m)
Ground Floor Sales	645 sq ft	(59.92 sq m)
W C Accommodation		

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 £32,500 p.a.x.

RATES

From enquires made of the Valuation Office Website we understand that the Premises have the following Assessment (April 2017 Assessment):

RV £26,750

For the year commencing 1 April 2019 rates will normally be charged at 50.4 pence in the pound on the Rateable Value. However the amount may be affected by transitional adjustments and could be higher or lower – interest parties are advised to check with the Local Rating Authority.

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/02/2018.) or Savills on 01733 344414

SUBJECT TO CONTRACT



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