

A1 Retail Unit TO LET

**BARKER STOREY
MATTHEWS**

01733 897722

37 Priestgate, Peterborough PE1 1JL
bsm.uk.com



**21 Long Causeway,
Peterborough PE1 1YJ**

- ◆ City centre shop unit
- ◆ 736 sq ft
- ◆ Prominent City Centre Location
- ◆ A1 use
- ◆ Fitted out to a good standard.
- ◆ Available from May 2015



Voted by Estates Gazette 'Most Active Regional Agent in Cambridgeshire'



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LOCATION

Peterborough is a major regional City with a resident population of over 186,000 and a catchment of over 600,000 within 25 miles. Home to a richly multicultural society, it is the UK's second fastest growing City outside of London with the resident population expected to grow to in excess of 200,000 by 2021.

Over the past 3 years over £6m has been invested by the Council in the City Centre, including the creation of the new St Johns Square, new paving, street furniture and planters on Cowgate, Bridge Street and Cathedral Square, which is now being continued on to Long Causeway, and the installation of a new fountain in Cathedral Square.

The result is transformational, turning the central retail area into a vibrant and attractive place for shoppers, residents and businesses alike.

Major new retailers have been attracted to the City including Wildwood, Carluccio, Chimichanga, Patisserie Valerie, The Entertainer, Superdry, Pret A Manger, Nando's and Primark, who opened a new 39,000 sq ft store in December 2012.

But it is not all about Nationals. The City has a strong independent retailer base, with over 45% of all retail units in the Central Area being run by independents.

The property is located in a prominent position on Long Causeway, close to its junction with Westgate. Other occupiers in the immediate vicinity include Greenwoods, H&T Pawnbrokers, Paddy Power, Poundland, Boots, Sports Direct, Virgin Media, Nationwide, Burger King, Caffè Nero, Pret a Manger and Starbucks.

DESCRIPTION

The property comprises a self contained shop arranged over ground floor only. The shop has a well fitted sales area with suspended ceiling and integrated lighting, wood effect flooring, electric internal security shutter, air conditioning, intruder and fire alarms, and benefits from a WC, galley kitchen and small store room to the rear.

ACCOMMODATION

Sales Area	657 sq ft	(61.05 sq m)
Kitchenette	46 sq ft	(4.29 sq m)
Storage	33 sq ft	(3.07 sq m)
Total	736 sq ft	(68.41 sq m)

SERVICES

Mains drainage, water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of their condition.

TERMS

The property is available on a new lease from May 2015

RENT

The rent is to be £24,000 per annum exclusive of VAT, Business Rates and other outgoings.

VAT

We understand that VAT is charged on the rent.

RATES

From enquiries made of the valuation office website we understand that the unit has a current Rateable Value of £27,000 (2010 Assessment).

For the year commencing 1 April 2014 rates will normally be charged at 48.2 pence in the pound on the Rateable Value. However the amount may be affected by transitional adjustments and could be higher or lower - interested parties are advised to check with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

By appointment with the sole agents:-

Barker Storey Matthews
Telephone: 01733 897722

Contact:

Julian Welch - jw@bsm.uk.com

Ref: 4V017
141217 (rv)



ORDNANCE SURVEY PLAN

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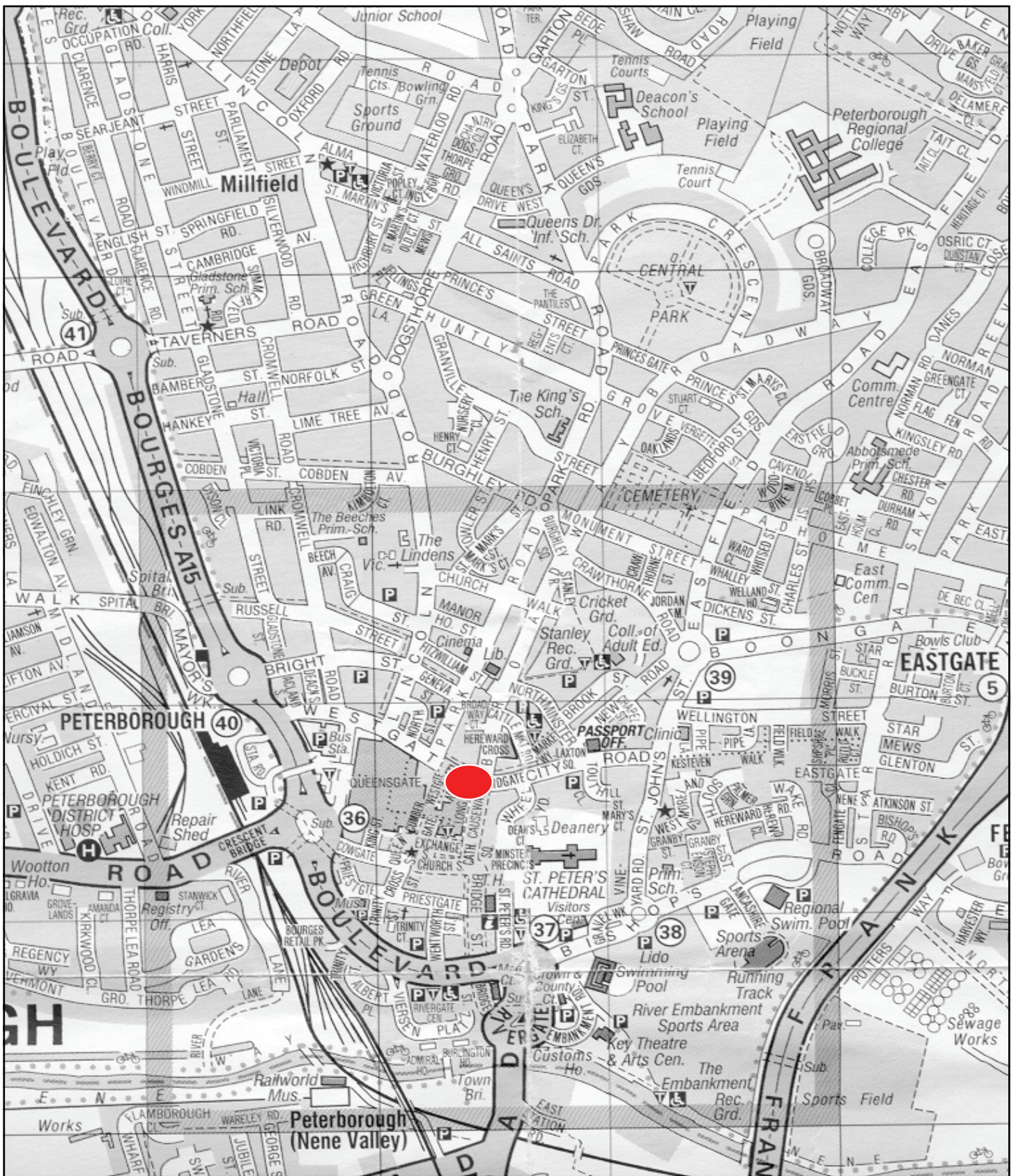
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