



TO LET

16 BROADWAY, PETERBOROUGH PE1 1RS

Approximate NIA: 89.04 Sq M (958 Sq Ft)

- City centre retail premises
- Located close to Long Causeway and Queensgate Shopping Centre
- Suitable for a variety of uses (subject to planning)
- Nearby occupiers include Tesco, Wilkos, Poundland and Bright House
- EPC Rating: 'TBC'

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LOCATION

Peterborough is an historic cathedral city in the east of England. It is the largest city in Cambridgeshire with a population in excess of 190,000 and is currently the fourth fastest growing city in terms of population in the UK.

The property is located on Broadway, in the heart of the city centre and close to Queensgate Shopping Centre.

Nearby occupiers include Tesco, Wilko, Poundland and Bright House.

DESCRIPTION

The property comprises a ground floor retail premises which is predominantly open plan with a kitchen and store to the rear.

There are a number of potential alternative uses, including as a restaurant, subject to planning.

ACCOMMODATION

Description	Size (Sq M)	Size (Sq Ft)
Ground	89.04	958
Total	89.04	958

BUSINESS RATES

According to the VOA website the property has been assessed as follows:-

Property	Rateable Value 2018/19	Estimated Rates Payable
16 Broadway	£17,500	£8,400

VAT

VAT is payable on the rent.

TERMS

The property is available to let from June 2019 on a new lease on terms to be agreed.

Guide rent of £25,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole agents.

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