

RETAIL PREMISES

TO LET

BARKER STOREY
MATTHEWS

bsm.uk.com

01733 897722



20 Long Causeway
Peterborough PE1 1YQ

£29,950 pa

Ground floor - 968 sq ft

- Prominent City Centre location
- Ground floor sales
- Ancillary upper parts
- Suitable for a variety of uses (Subject to Planning)
- No VAT Payable

'Voted by the Estates Gazette Most active agent in the East of England 2013 - 2017'



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LOCATION

The property is located on Long Causeway, close to its junction with Westgate, in the heart of Peterborough City Centre. This is a high footfall location with other occupiers including Greggs, Sports Direct, Boots, Paddy Power, Halifax and Metro Bank, amongst others.

DESCRIPTION

The property comprises a self contained lock up shop premises arranged over ground and three upper floors. The ground floor provides an open plan sales area with laminate flooring, suspended ceiling with inset fluorescent lighting and intruder alarm. To the rear of the ground floor is a staff/kitchen area and WC facility. The first floor provides additional storage/staff facilities. There is additional rough storage at second and third floors.

FLOOR AREAS

Ground Fl sales:	81.20 sq m	(874 sq ft)
Ground Fl staff:	12.96 sq m	(94 sq ft)
1st Fl Storage:	58.94 sq m	(634 sq ft)
2nd Fl Storage:	73.34 sq m	(789 sq ft)
3rd Fl Storage:	34.27 sq m	(369 sq ft)
Total NIA:	260.73 sq m	(2,564 sq ft)

All measurements are approximate.

SERVICES

Mains electricity, water, gas and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

EPC

This property has an EPC of E (107). A copy of the EPC is available on our website.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £46,250 For the year commencing 1 April 2019 rates will normally be charged at 49.1p in the pound on the Rateable Value. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are strongly advised to confirm the Rates Payable figure directly with the local council.

LEASE

The property is immediately available on a new lease for a term to be agreed.

USE

The property has consent for retail uses within Class A1. The unit may however be suitable for a variety of uses such as A2, A3, A4 or A5 subject to planning consent being obtained.

LEGAL COSTS

Each party is responsible for their own legal costs.

RENT

£29,950 pa exclusive of VAT, Business Rates and other outgoings

VAT

The property is not elected for VAT purposes so VAT will NOT be payable on the rent.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

The Lawns, 33 Thorpe Road,

Peterborough PE3 6AB

Contact: **Julian Welch**

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Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

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