

01733 897722

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**BARKER STOREY
MATTHEWS**

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INDUSTRIAL - GARAGE - TO LET



1A WARELEY ROAD, PETERBOROUGH PE2 9PF

917 sq ft (85.19 sq m)

£7,200 per annum

**CAR REPAIR WORKSHOP –
TO LET**

- Single Bay Vehicle Repair Workshop
- Office, Kitchen & WC
- On site parking
- Zero Business Rates available

Location

The property is located on Wareley Road, in turn off Jubilee Street and Oundle Road, approximately 1 mile to the south west of Peterborough city centre. There are a number of similar light industrial uses in the immediate vicinity.



Description

Semi detached light industrial unit currently used as a single bay car repair and maintenance workshop. Internally the property provides a workshop area, office, WC and small kitchen. Externally there is a small covered 'open air' bay to one end of the property together with rights to park vehicles in approximately 5 spaces. Business and Equipment MAY be for sale by separate negotiation.

Services

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

Accommodation

Gross Internal Area - 85.19 sq m (917 sq ft)

EPC

The property has an EPC within Band E (120). A copy of the EPC is available upon request.



Lease Terms

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

Rates

The Rateable Value for the property is £3,900 and the property will therefore qualify for small business rates relief and we can confirm that there will be no rates payable during 2019/20 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses Rates are normally payable at 49.1 pence in the pound on the Rateable Value. Interested parties are encouraged to confirm the rates payable figure with Peterborough City Council

Rent

The rent is to be £7,200 per annum exclusive

VAT

We understand that VAT will be charged on the rent.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

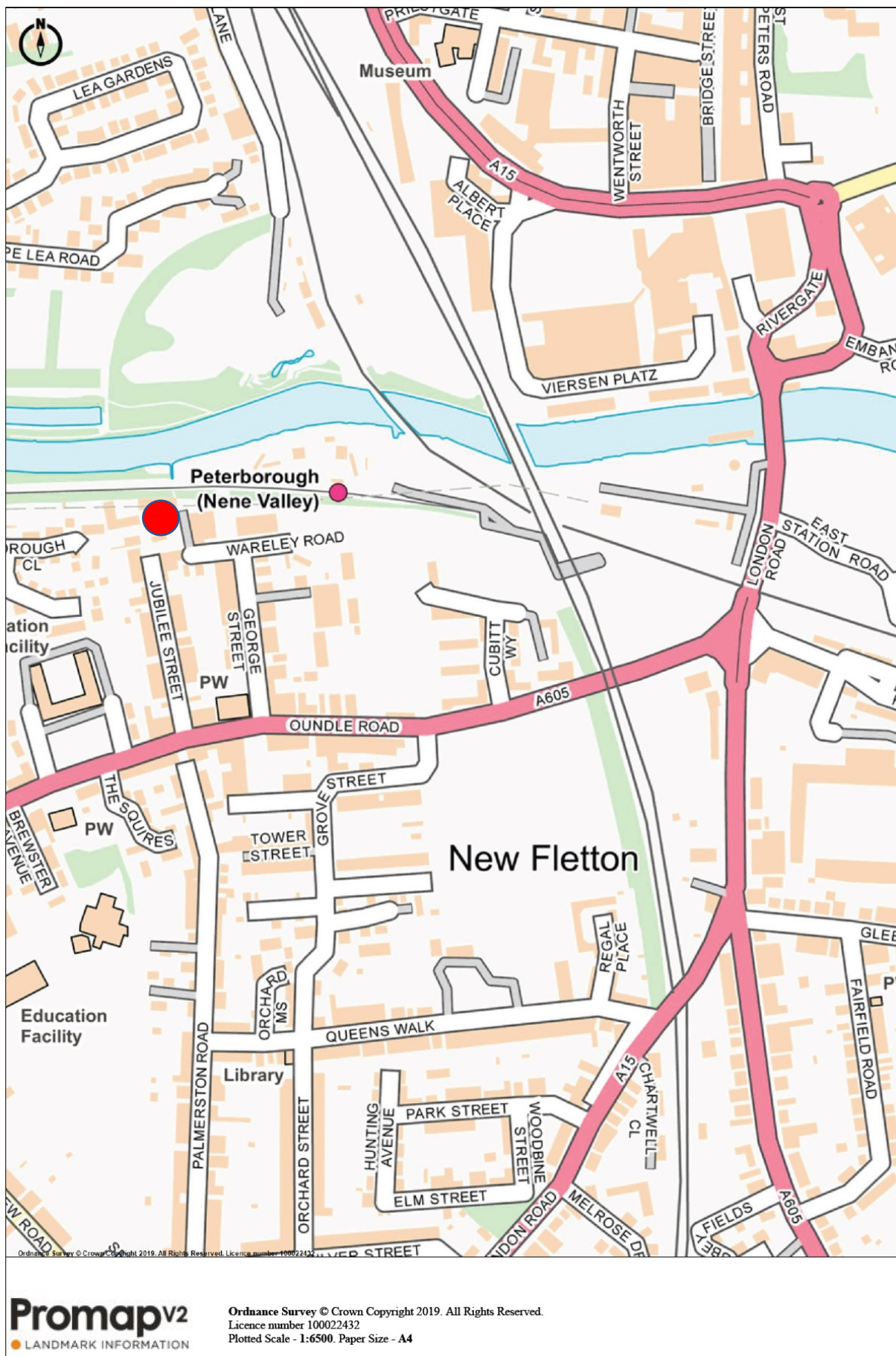
Viewing

Strictly by appointment with the sole agents:-
Barker Storey Matthews
33 Thorpe Road
Peterborough PE3 6AB

Julian Welch
jw@bsm.uk.com
01733 556496

191104

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. 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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