

SHOP / RESTAURANT / BAR - TO LET

Peterborough, Cambridgeshire

BARKER STOREY
MATTHEWS

1991 - 2016

bsm.uk.com

25 years

01733 897722



4 Cumbergate
Peterborough PE1 1YR

Rent £55,000 pa

2,568 sq ft (238.57 SQ M)

- Prominent City Centre Location
 - Period building
 - A1, A3 or A4 use
 - Very attractive period features
 - Full height atrium to rear
 - Adjacent to Queensgate entrance
- (Subject to Planning)

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire 2012, 2013, 2014, 2015'



Bury St Edmunds • Cambridge • Huntingdon • Peterborough

LOCATION

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

Over the past 4 years over £6m has been invested into the City centre by the Council, including the creating of the new St Johns Square, new paving, street furniture and signage throughout the central area, and the installation of a new fountain in Cathedral Square.

Major new retailers have been attracted to the City including Argo Lounge, Wildwood, Carluccio, Bills, and Pret a Manger, amongst others. Units are currently under offer to Wagamama, Barburrito, and Cote, and plans have been announced for a new City Centre Cinema.

The property is located on Cumbergate, linking the Queensgate Centre with Cathedral Square and St John's Square. Other retailers in the immediate vicinity include Carluccio, The Fragrance Shop, Pandora, Nero Designer Menswear, Carphone Warehouse, Thorntons, EE, H Samuel, HMV and Marks & Spencer, amongst others.

DESCRIPTION

The property comprises a self contained period building of timber framed construction and dating from the 15th Century. Formerly used as a Hair & Beauty Salon, the property provides two front retail areas and a rear retail area at ground floor together with ladies/disabled and male WC's. The first floor is accessed via an attractive galleried staircase and provides two further sales / storage areas, together with a staff room/kitchen facility. The second floor provides two further office / storage areas.

The property benefits from a wealth of character internally including exposed timber beams and stone walls.

LISTED STATUS

The building is Grade II listed, English Heritage building ID 1161305. Further information is available from The Historic England website.

FLOOR AREAS

Ground Floor Sales:	1,254 sq ft	(116.53 sq m)
Kitchen:	86 sq ft	(8.01 sq m)
First Floor:	984 sq ft	(91.46 sq m)
Second Floor:	244 sq ft	(22.68 sq m)
Total NIA:	2,568 sq ft	(238.68 sq m)

All measurements above are approximate and based upon Net Internal Areas.

SERVICES

Mains electricity, water and drainage are connected to the premises. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £49,000 (2010 List).

USE

The property currently has consent for uses within Class A1. A planning application is to be submitted by the owners for consent for change of use to Class A3 (Restaurant) or A4 (Bar). Full details upon request.

LEASE TERMS

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

RENT

Rent is to be £55,000 pa exclusive. VAT is payable.

LEGAL COSTS

Each party is to bear its own legal costs in connection with this matter.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

37 Priestgate, Peterborough

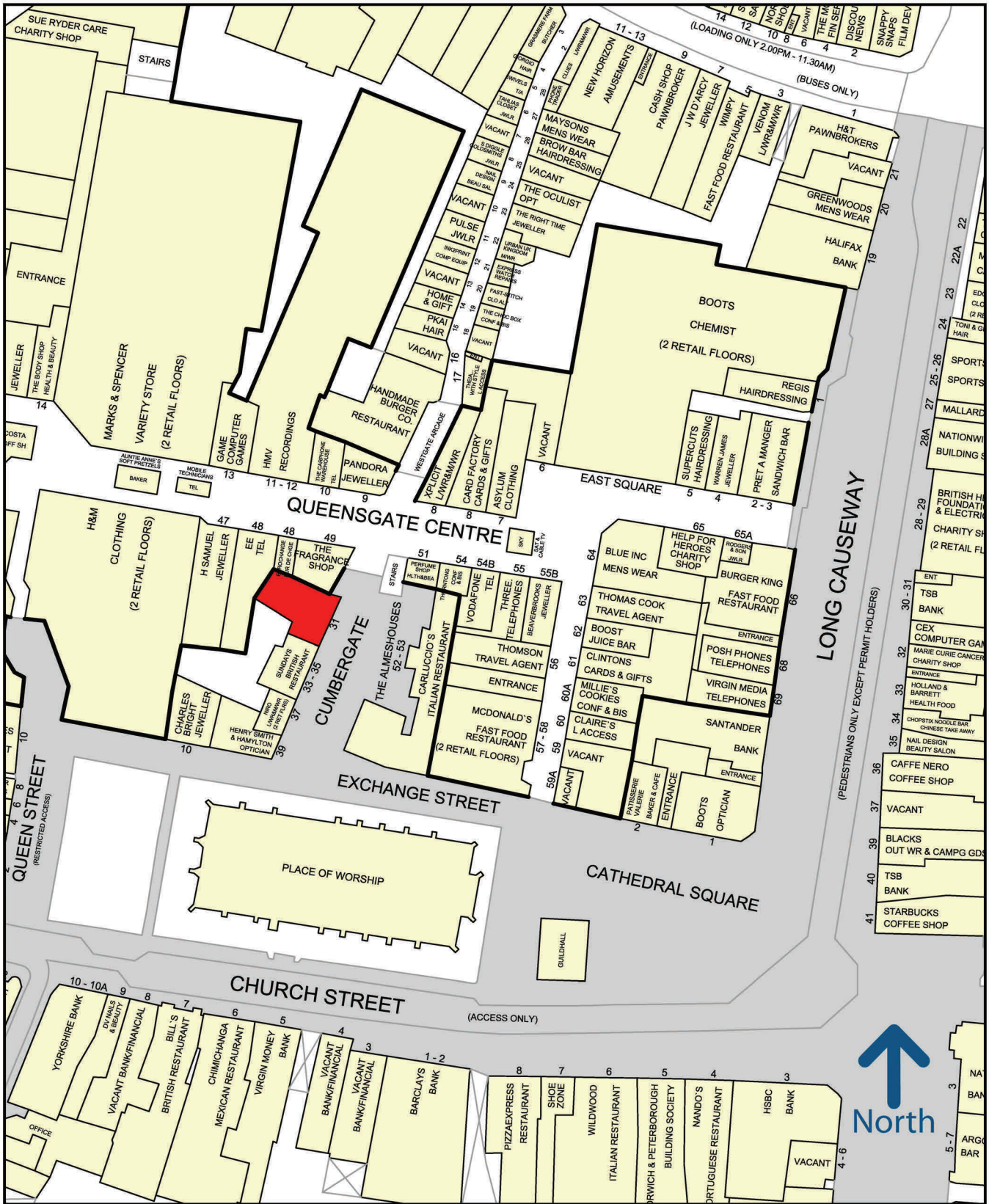
PE1 1JL

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50 metres

Experian Goad Plan Created: 03/02/2016
Created By: Barker Storey Matthews



