



TO LET

UNIT D, VALLEY PARK CENTRE, SUGAR WAY, PETERBOROUGH PE2 9QB

Approximate Floor Area – 817.6 M (8,800 Sq Ft)

- Large retail premises currently occupied by Budgens
- Ample shared customer parking
- Neighbourhood centre – other occupiers include: Domino's, Barnardo's, Betfred, Pharmacy, Health Centre and a childrens day nursery.
- Opposite a proposed Lidl Supermarket and 70 new homes

LOCATION

The cathedral city of Peterborough is a major commercial centre with a population in excess of 190,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

Valley Park Centre is a modern neighbourhood centre located in the Botolph Bridge/Woodston area of Peterborough, 1.7 miles west of Peterborough city centre.

Occupiers include: Community Healthcare, Pharmacy, Domino's Pizza, Barnardo's charity shop, BetFred, children's day nursery and oriental takeaway. There is ample shared customer parking on site.

Sugar Way is primarily a residential area with a large commercial area located nearby in Woodston. Access is via Oundle Road, one of the main arterial roads into Peterborough city centre.

DESCRIPTION

The premises comprises a ground floor retail premises currently occupied by Budgens.

Externally there is a access to the rear of the property for deliveries. To the front there is ample customer parking space which is free of charge for the first 90 minutes.

EPC

Rating - B

ACCOMMODATION

The approximate net internal floor area is as follows:-

Description	Sq m	Sq ft
Unit D Valley Park Centre	817.6	8,800

BUSINESS RATES

The property is shown of the Valuation Office Agency website as having the following rateable value:-

Valley Park Centre	Rateable Value	Estimated Rates Payable 2018/19
Unit D	£147,000	£72,471

TERMS

The property is available by way of an assignment/sub-letting of the existing leases. The passing rent is £140,000 per annum until 2028.

VAT

VAT is payable on the rent

LEGAL COSTS

Each party to bear their own legal costs in the transaction

VIEWING

Strictly confidential / staff unaware. Viewing by appointment with the sole agents only:-

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IMPORTANT NOTICE

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