



TO LET

33 WESTGATE, PETERBOROUGH PE1 1PU

Approximate Floor Area - 491 Sq M (5,285 Sq Ft)

- Ground floor city centre premises
- Close to the entrance of Queensgate Shopping Centre and the train / bus station
- Considered suitable for a range of uses, including as a restaurant (subject to planning)
- EPC Rating 'C'

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.

33 Westgate is prominently located at the junction of Park Road on one of the main city centre routes leading to the train station and bus station. It is close to the entrance of Queensgate Shopping Centre and nearby occupiers include Lloyds TSB, John Lewis and Beales Department Store.

DESCRIPTION

The premises comprise a former Co-operative Bank branch on the ground floor with a number of meeting and training rooms, WC's and a kitchen.

There is access to the rear of the property for deliveries and unloading.

ACCOMMODATION

The approximate net internal floor area is as follows:-

Description	Sq m	Sq ft
Ground floor	491	5,285

BUSINESS RATES

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

33 Westgate	Rateable Value	Estimated Rates Payable 2018/19
Ground floor	£42,250	£20,829.25

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

VIEWING

Strictly by appointment with the joint agents:-

Edward Gee - egee@savills.com - 01733 209906

Noel Roper - noel@fhp.co.uk - 0115 841 1132



Ground floor plan

IMPORTANT NOTICE

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