

RETAIL

EAGLE WAY, HAMPTON, PETERBOROUGH PE7 8GS



TO LET / FOR SALE

119.29 & 119.47 Sq M (1,284 & 1,286 Sq Ft)

- Exciting new retail units available
- Permitted uses include A1 (retail), A2 (financial and professional services) and B1a (office)
- Adjacent to new Co-Op convenience store site
- Walking distance of Serpentine Green Shopping Centre, Hampton College and Hampton Vale Primary School
- In excess of 5,000 homes within a 5 minute drive

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LOCATION

Eagle Way is situated close to the Serpentine Lake and the Serpentine Green Shopping Centre in Hampton, Peterborough.

Hampton is a large township on the southern side of Peterborough city, comprising over 5,000 homes in between the Fletton Parkway (A1139), the A15 and the A1(M). It is approximately 5 miles from the city centre and 2 miles from Yaxley which has a further population over 10,000.

It has primary and secondary schools and at its heart the Serpentine Green Shopping Centre. Leisure facilities include Premier Inn, Brewers Fare, McDonalds and Frankie & Benny's.

Fletton Parkway is close by, providing easy access to the A1(M) at junction 17 and to other parts of the city. Junction 16 of the A1(M) is approximately 3 miles to the south.

ACCOMMODATION

The units provide the following approximate ground floor areas on a GIA basis:-

Description	Sq m	Sq ft	Parking Spaces	Quoting Rent (Per annum)
Unit 1	125.42	1,350	Under offer	
Unit 2	119.47	1,286	3	£15,000
Unit 3	119.29	1,284	3	£15,000

SPECIFICATION

The units have been constructed to shell specification and will be handed over as seen, with shop front installed, concrete floor, bare block work walls and capped services ready for tenant's fit out.

BUSINESS RATES

Business Rates have not yet been assessed for these units.

ENERGY PERFORMANCE CERTIFICATE

To be Confirmed.

TERMS

The units are offered by way of new full repairing and insuring leases. Alternatively, the long leasehold interest is for sale. Guide rents / price are available upon application.

SERVICE CHARGE

The properties are subject to estate service charges

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

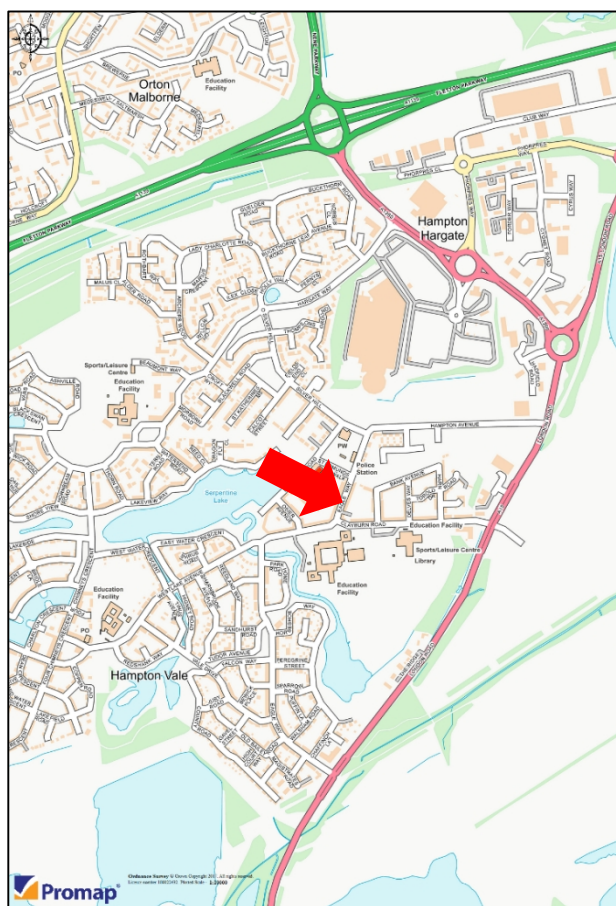
VIEWING

Strictly by appointment only with the joint agents.

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Or Julian Welch at Barker Storey Mathews on 01733 897722



IMPORTANT NOTICE

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Figures quoted in these particulars may be subject to VAT in addition.

Compiled: January 2019