



## TO LET/MAY SELL

12 COWGATE, PETERBOROUGH PE1 1NA

**285.39 Sq M (3,072 Sq Ft)**

- Prominent city centre retail unit formerly occupied by Colemans Stationery
- Considered suitable for a range of uses (subject to planning)
- Nearby occupiers include KallKwik, Connells Estate Agents and Prezzo
- EPC Rating: C

savills.co.uk  
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Stuart House  
City Road  
Peterborough  
PE1 1QF



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### LOCATION

Peterborough is an historic cathedral city and unitary authority area in the east of England. It is the largest city in Cambridgeshire with a population of in excess of 190,000 and is currently one of the fastest growing cities in terms of population in the UK with a predicted population of 250,000 by 2022.

The property is situated in Cowgate, one of the principle thoroughfares of the city, providing access to the bus and railway stations, to Peterborough city centre and Queensgate Shopping Centre.

### DESCRIPTION

The property comprises a three storey premises with access and parking to the rear. The ground floor is open plan and is available to let. The first floor is let to Interaction Recruitment and second floor is planned to be converted to residential use shortly.

There are several potential alternative uses for the ground floor, including as a restaurant, subject to planning.

Externally there is access for deliveries / staff to the rear of the building. Car parking is available at the rear by way of a licence from adjoining owners.

### ACCOMMODATION

12 Cowgate	Size (Sq M)	Size (Sq Ft)
Ground floor	285.39	3,072

### BUSINESS RATES

The property is to be re-assessed in due course.

### TERMS

The property is available to let on terms to be agreed, guide rent of £40,000 per annum exclusive. Alternatively a freehold sale may be considered subject to the existing lease on part of the first floor. Further details can be obtained from the agents.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Figures quoted in these particulars may be subject to VAT in addition. **Compiled: August 2019**

### VAT

VAT will be payable on the rent/price.

### LEGAL COSTS

Each party to bear their own costs in the transaction.

### VIEWING

Strictly by appointment with the sole agents.

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