Retail



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





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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.

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.

Edward Gee

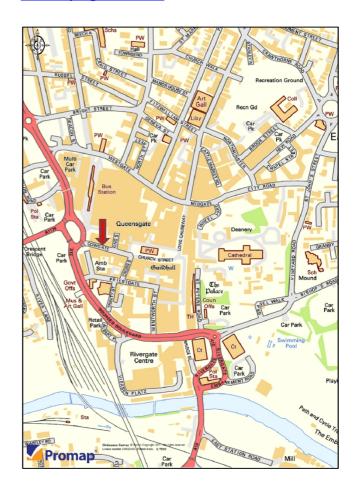
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