

SHOWROOM / TRADE COUNTER FOR SALE FREEHOLD

**BARKER STOREY
MATTHEWS**

bsm.uk.com

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**Unit 4 Phorpres Close, Hampton,
Peterborough PE7 8FZ**

£525,000

4,962 sq ft (460.96 sq m)

- Modern showroom unit
- Sought after location
- Free on site parking
- Large showroom area
- Full height loading door
- Glazed feature entrance

'Voted by the Estates Gazette Most active agent in the East of England 2013 - 2017'



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LOCATION

The property is located on Phorpres Close within the Hampton township of Peterborough, approximately 2 miles to the north west of Peterborough City centre, just off the A1139 Fletton Parkway, and within 3 miles of Junction 17 of the A1(M).

The area has established itself as the new employment and business park area of the City, with a growing retail and leisure provision. Dobbies Garden centre is directly adjacent to the site, with other occupiers including Mercedes Benz, Harvester, KFC, Starbucks, Costa, McDonalds, Premier Inn, Chiquito's and Frankie & Benny's, as well as the Tesco anchored Serpentine Green Shopping Centre. Major office occupiers include British Sugar, Deafblind UK, Mastercard, News International and CDW amongst others.

Hampton is the fastest growing residential area in the City. Over 6,000 houses are already complete, with a further 4,000 planned, in addition to the 5,300 allocated to the new Great Haddon development, adjacent to Hampton.

DESCRIPTION

The property comprises an end of terrace showroom / trade counter unit of steel frame construction with metal insulated sheet cladding under pitched metal sheet clad roofs. The unit has been fitted out internally to provide a large showroom area with suspended ceiling and inset lighting, three offices, a kitchenette, and loading/storage area. The unit benefits from a full height loading door and separate glazed feature entrance. There is ample customer parking areas to the front of the unit.

FLOOR AREA

Showroom:	279.62 sq m	(3,010 sq ft)
Loading/Store:	143.31 sq m	(1,543 sq ft)
Offices:	38.03 sq m	(409 sq ft)
Total GIA:	460.96 sq m	(4,962 sq ft)

All measurements are approximate.

EPC

An EPC has been commissioned and will be made available upon request.

SERVICES

Mains electricity, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate. Details on request.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £23,500. For the year commencing 1 April 2018 rates will normally be charged at 48p in the pound on the Rateable Value, and from 1st April 2019 rates will normally be charged at 49.1p in the pound on the RV. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to confirm the rates payable figure with Peterborough City Council.

LEGAL COSTS

Each party is responsible for their own legal costs.

PRICE

£525,000 plus VAT for the freehold with vacant possession upon completion.

VAT

We understand that VAT will be charged on the sale price.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

The Lawns, 33 Thorpe Road,
Peterborough PE3 6AB

Contact: **Julian Welch**

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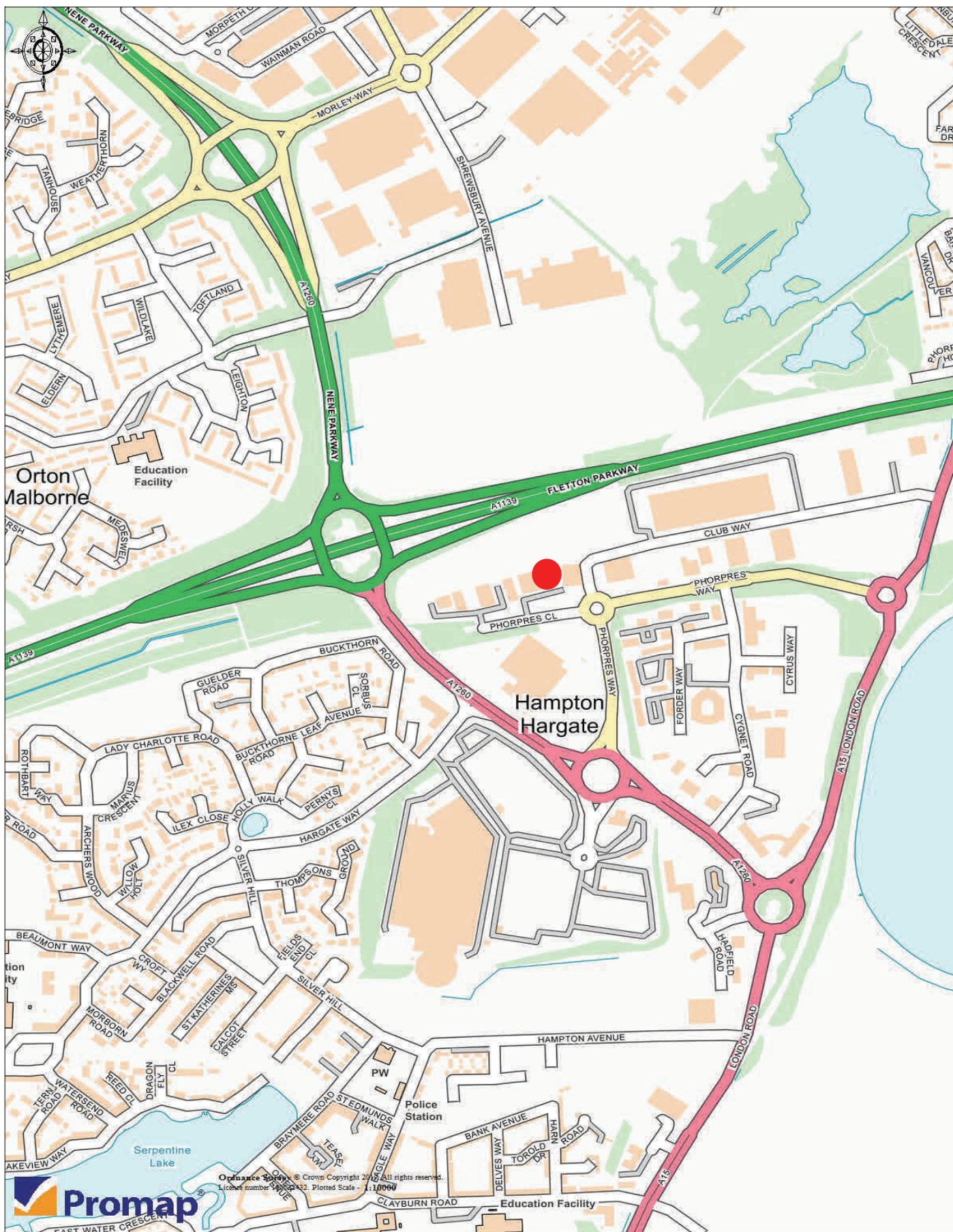
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ORDNANCE SURVEY PLAN

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