



3 Westgate, Peterborough
PE1 1PX
801.1241565

3 Westgate, Peterbough

PE1 1PX



Agreement

To Let



Detail

Retail



Rent

£21,000 pax



Size

191.45 sq m (2,061 sq ft)



Location

Peterborough, PE1 1PX



Property ID

801.1241565

For Viewing & All Other Enquiries Please Contact:



Julian Welch

Director

T: 01733 897722

M: 07713 118053

E: julian.welch@eddisons.com



Oliver Leaf

Graduate Surveyor

T: 01733 897722

M: 07483 513073

E: oliver.leaf@eddisons.com

Property

The property comprises a self contained lock up shop premises arranged over ground and two upper floors. The ground floor provides a sales area to the front, with large display window and pedestrian door, and partitioned office to the rear. The ground floor benefits from LED lighting, carpeting and air conditioning. To the rear of the ground floor is a small kitchen plus WC.

Stairs give access to the first floor which provides ancillary storage accommodation, and the second floor provides further storage, a kitchen and WC facility.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	75.14	809
First floor	55.83	691
Second floor	60.48	651
Total NIA	191.45	2,061

Energy Performance Certificate

Rating: B (49)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Retail Use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Peterborough Council
Description: Shop and Premises
Rateable value: £19,000
UBR: 0.432
Period: 2026/7

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of assignment of the current lease for a term until 21st October 2028. Potential for a new longer lease.

Rent

£21,000 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

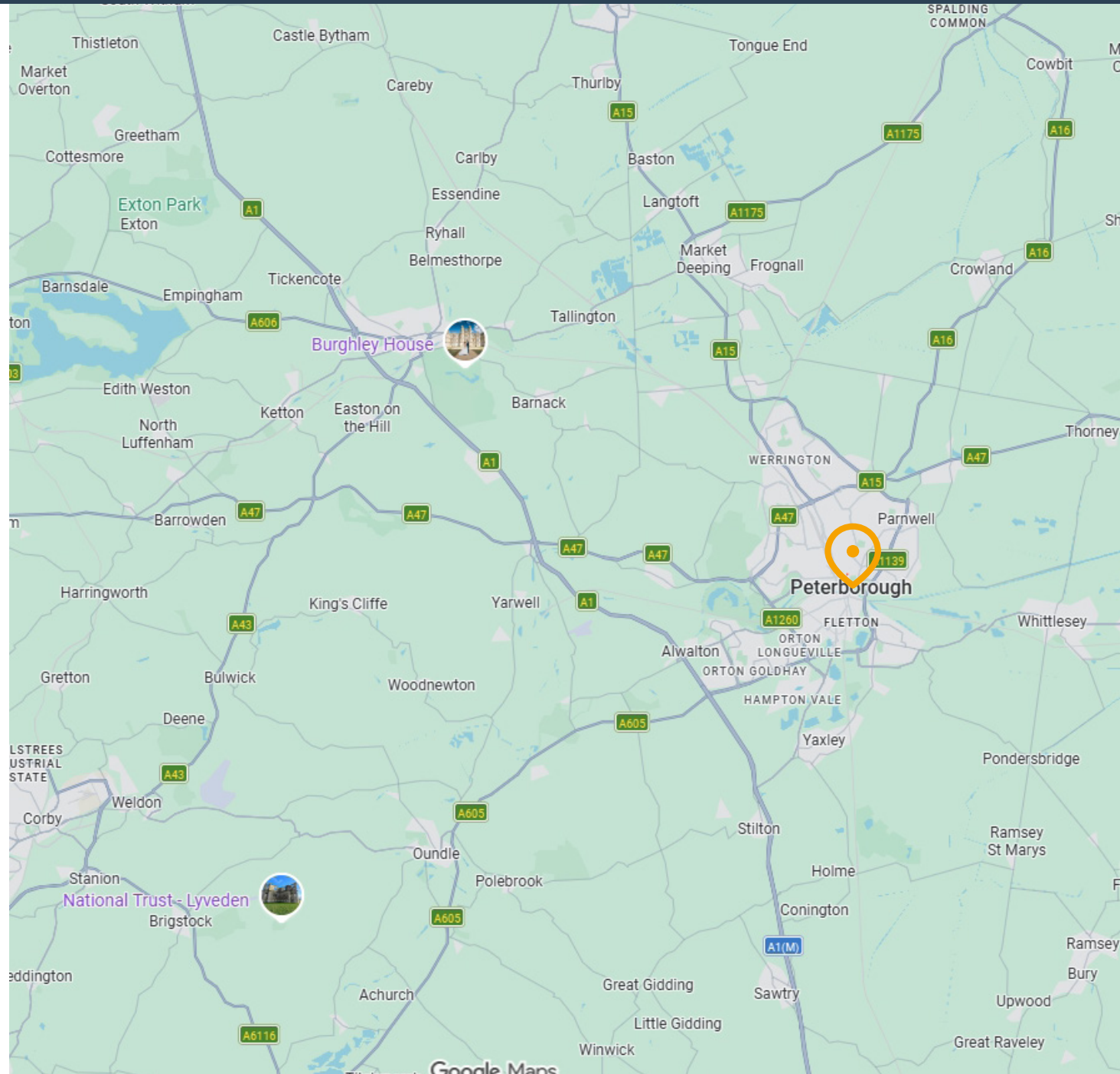
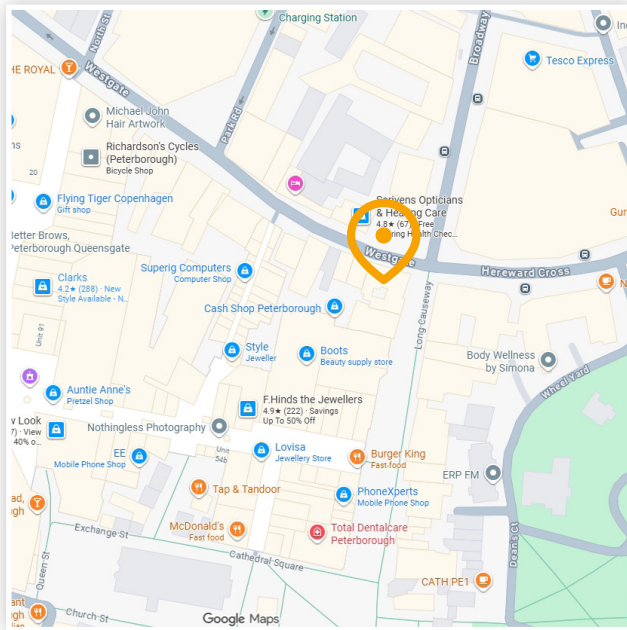
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located in a high footfall location on Westgate, close to its junction with Broadway and Long Causeway, in the heart of Peterborough City Centre. Other occupiers in the immediate vicinity include Subway, H&T Pawnbrokers, Poundland, Snappy Snaps, Savers and New Horizon, amongst others.





Holiday Money Exchange - Westgate...

Superig Computers Computer Shop

Giorgio's

New Horizon

Snappy Snaps

Poundland - Broadway Discount Store

MERKUR Slots - Peterborough Broadway

Bull Hotel Peterborough
4.2 (1509)
4-star hotel

