Key Highlights

- 4,757 sq ft
- Prime city centre retail premises
- Nearby occupiers include: TK Maxx, WH Smith, Costa Coffee, Moss Bros and B&M
- Suitable for a range of uses including retail, restaurant and some leisure uses
- EPC Rating: D
Location
Peterborough is a historic cathedral city and unitary authority in the east of England. It is the largest city in Cambridgeshire with a population in excess of 195,000 and is currently the fourth fastest growing city in the terms of population in the UK. The property is located on Bridge Street, one of the principal shopping thoroughfares in the city and is opposite Peterborough Town Hall. It is a short walk from other city centre amenities including the Queensgate Shopping Centre, bus and railway stations. Nearby occupiers include TK Maxx, WH Smith, Costa Coffee, Moss Bros and B&M Retail.

Description
The property comprises a prominent two storey retail premises currently occupied by Bonmarché. The ground floor sales area is predominantly open plan with changing rooms to the rear. The first floor is currently being used for storage space and includes kitchen and WC facilities. Externally there is parking and delivery access.

From September 1st 2020 the property will fall under Class E planning consent allowing A1 (retail), A2 (financial & professional), A3 (Café & Restaurant) and some uses within D1 & D2. Interested parties are advised to make their own enquiries to Peterborough City Council planning department.

Accommodation
The accommodation has the following approximate NIA:

<table>
<thead>
<tr>
<th>Name</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit - Ground Floor</td>
<td>2,405</td>
<td>223.43</td>
</tr>
<tr>
<td>Unit - First Floor</td>
<td>2,352</td>
<td>218.51</td>
</tr>
<tr>
<td>Total</td>
<td>4,757</td>
<td>441.94</td>
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</tbody>
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Terms
The property is available to let on terms to be agreed. Guide rent upon application. VAT is payable.

Viewings
Strictly by appointment with the joint agents, Savills and Wright & Partners (David Coskie - dpc@wrightandpartners.co.uk - +44 (0) 2075 295 437)

Business Rates
Rates payable: £36,864 per annum
(based upon Rateable Value: £72,000)

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