

1 STANILAND WAY

Peterborough, PE4 6NA



Key Highlights

- 1,291 sq ft
- Suitable for a range of uses - subject to planning
- Good parking nearby
- External yard & seating area
- Modern detached purpose built public house
- Neighbourhood Centre location - adjacent to Tesco and retail parade
- EPC Rating: B
- Micro brewery / sports bar to let

Description

The property is a purpose brick built detached public house arranged over ground floor with two distinct trading rooms, one being the bar and the other the lounge. There is a cellar and customer toilets are adjacent to the main entrance.

Externally there is an enclosed rear yard and single storey garage, the front of this area was/can be used for customer drinking/smoking. There is a further external area to the right hand elevation adjacent to the Tesco entrance.

Location

The Ploughman is located at the Werrington Centre, the neighbourhood centre for Werrington, a residential area approximately 4 miles from Peterborough city centre. Occupiers of the Centre includes Tesco Supermarket, Dominos Pizza, fish & chip shop, Connells and Newton Fallowell estate agents, hairdressers, Barnardo's and Age UK charity shops together with a Health Centre and pharmacy. There is a large shared car park and a Tesco petrol station. Also adjacent is a library and a local school together with office buildings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	1,291	119.94	Available
Total	1,291	119.94	

Viewings

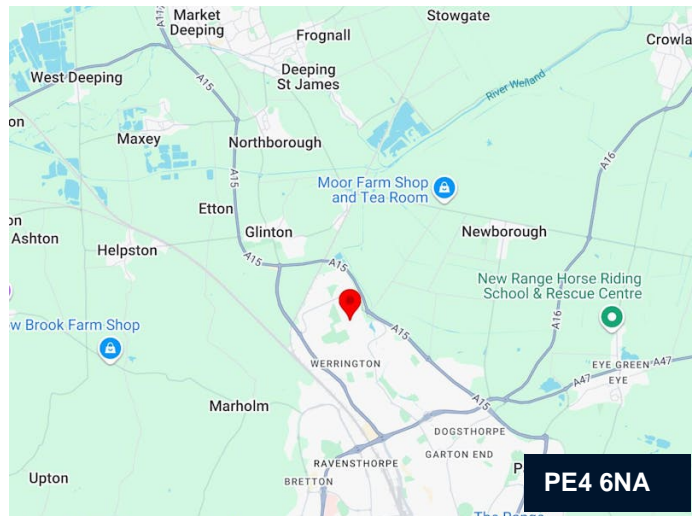
Strictly by appointment with the sole agents.

Terms

The property is available to let - terms upon application.

Business Rates

To be assessed.



Contact

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Energy performance certificate (EPC)

Ploughmans Inn 1 Staniland Way PETERBOROUGH PE4 6NA	Energy rating	Valid until: 14 July 2030
	B	Certificate number: 0930-8234-0380-3580-4074

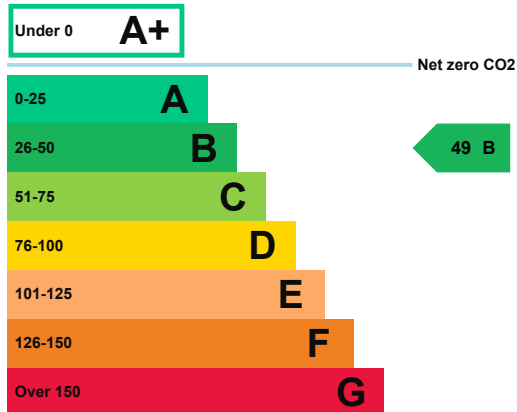
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	477 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	79.31
Primary energy use (kWh/m ² per year)	463

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2837-4083-0308-0400-5495\)](/energy-certificate/2837-4083-0308-0400-5495).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	BRITISH EPC
Telephone	02037011068
Email	jonathan@britishepc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008637
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	British EPC
Employer address	Suite 129 77 Beak Street London W1F 9DB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 July 2020
Date of certificate	15 July 2020