

LEISURE, RETAIL TO LET

Ground Floor, 8 & 8A Church Street

Peterborough, PE1 1XB



Key Highlights

- City centre location
- Ground floor retail/leisurer
- Period features
- Close to Queensgate Shopping Centre
- Potential for retail/restaurant use
- Grade II listed
- Opposite Turtle Bay and other popular leisure offerings

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The ground floor is currently fitted as a bar (with potential for retail/restaurant use) with WC's and storage.

ACCOMMODATION

The accommodation comprises the following areas: (NIA)

FLOOR AREA	SQ FT	SQ M
Ground - Floor	1,159	108
TOTAL	1,159	108

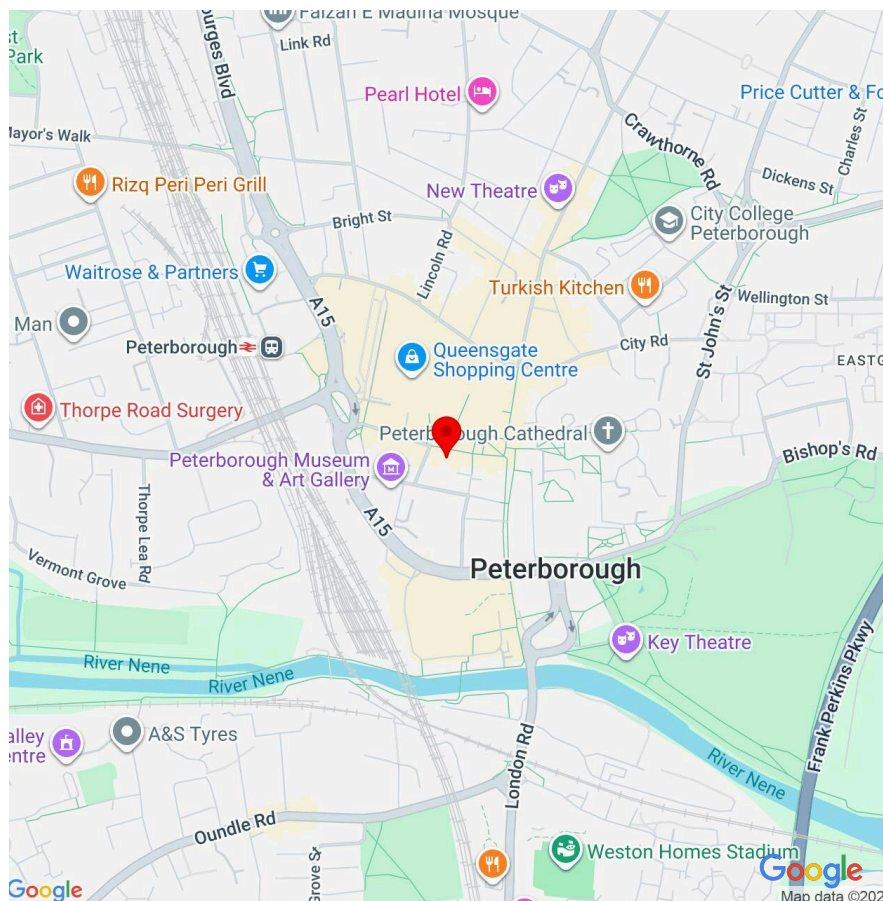
LOCATION

The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

Church Street is a pedestrianised area of Peterborough city centre and is within 10 minutes walk to the bus station and approx 15 minutes walk to the train station.

Nearby occupiers include, Prezzo, Turtle Bay, Las Iguanas, Nandos, Pizza Express, 5 Guys, Leeds Building Society and Barclays Bank. There is also an entrance to the Queensgate Shopping Centre close by.

Peterborough bus station is approximately 10-15 minute walk away and the Train Station approximately 20 minutes walk away.

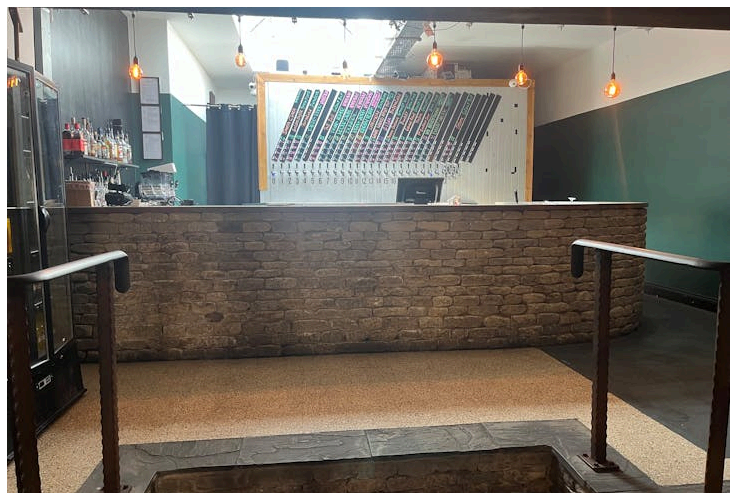
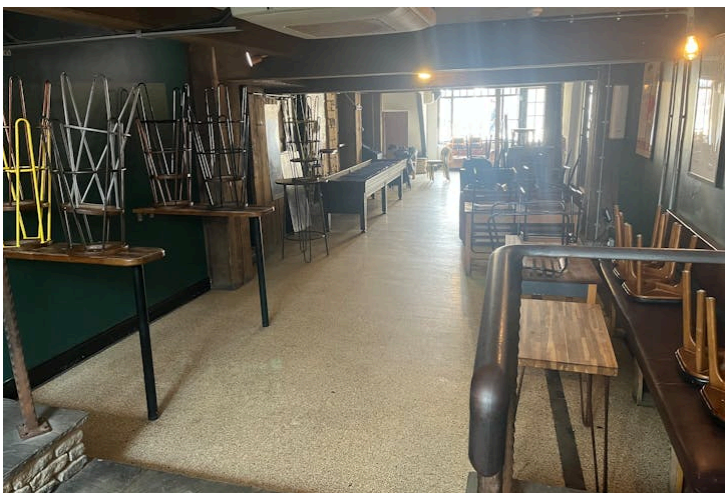
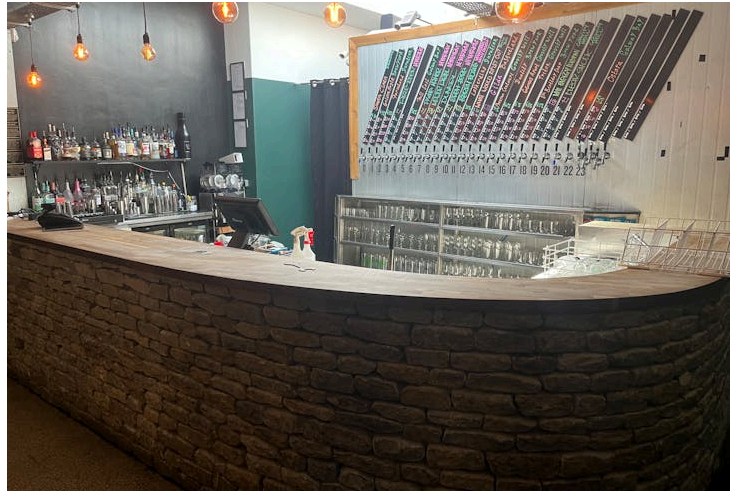


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed.

ANTI MONEY LAUNDERING REGULATIONS

Evidence of ID & address will be required and/or corporate information may also be required.

BUSINESS RATES

Rates Payable: Zero rates payable for qualifying businesses. The VOA website lists the property with a rateable value of £17,250 (2025-26). From 1st April 2026, the rateable value will remain at £17,250.

LEGAL COSTS

Each party to bear their own legal costs in respect of this transaction.

PLANNING

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

EPC

Ground Floor: B Certificates attached

VAT

There will be VAT payable on the rent.

PLANNING

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

CONTACTS

For further information please contact:

Drew Greenhalgh

drew.greenhalgh@savills.com
07811 697365
+(44) 1733 209947

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

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