

RETAIL, HIGH STREET RETAIL TO LET

55-57 Bridge Street

Peterborough, PE1 1HA



Key Highlights

- Double fronted three storey retail property
- Located on pedestrianised thoroughfare
- Peterborough City Centre location
- EPC Rating: C
- Loading/delivery area to the rear
- Suitable for a range of uses STP
- 1,700 - 3,400 sq ft

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

01733 344414

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DESCRIPTION

The property consists of a three storey double fronted retail property. It is the former Peacocks store and suitable for a range of uses subject to planning. There is potential for external seating to the front of the unit.

ACCOMMODATION

The accommodation comprises the following areas:

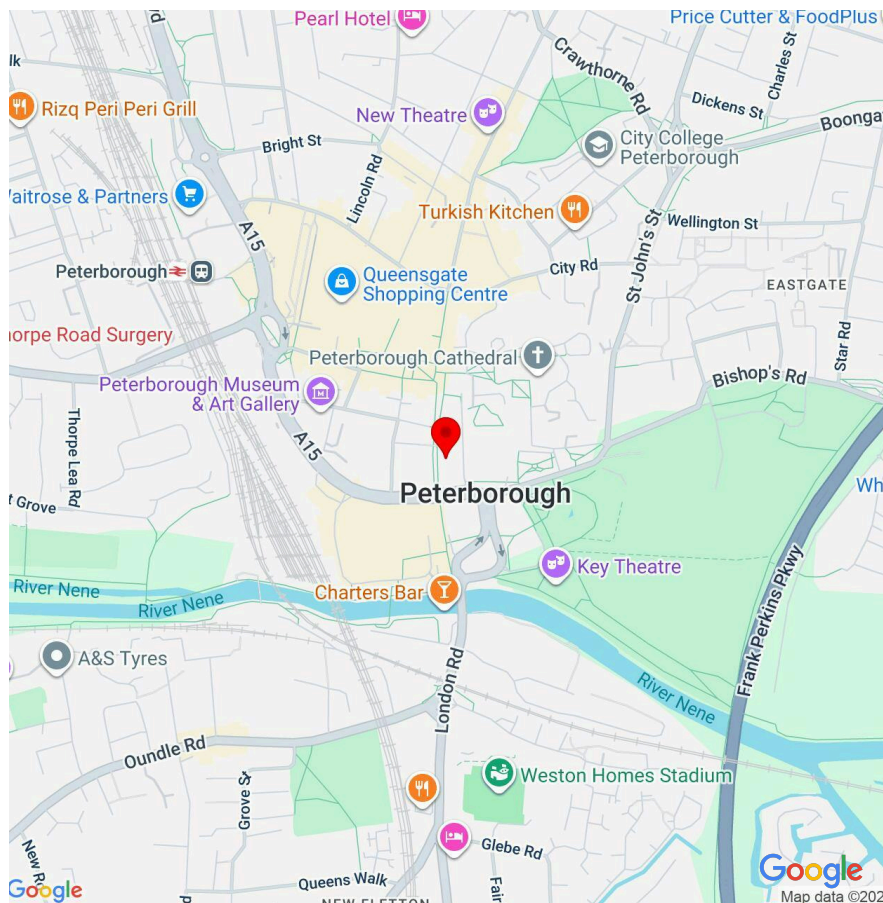
FLOOR AREA	SQ FT	SQ M
Unit - 1	1,700	158
Unit - 2	1,700	158
TOTAL	3,400	316

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.

The property is located in Peterborough city centre, Bridge Street is one of the main pedestrianised thoroughfares into/from the city centre and the Queensgate Shopping Centre, Rivergate and Fletton Quays.

Nearby occupiers include: B&M, The Works, Mountain Warehouse, Waterstones, SpecSavers, British Heart Foundation and Oxfam retail outlets. Bridge Street is also the location of the Town Hall, Peterborough City Council offices and Peterborough Market Food Hall.

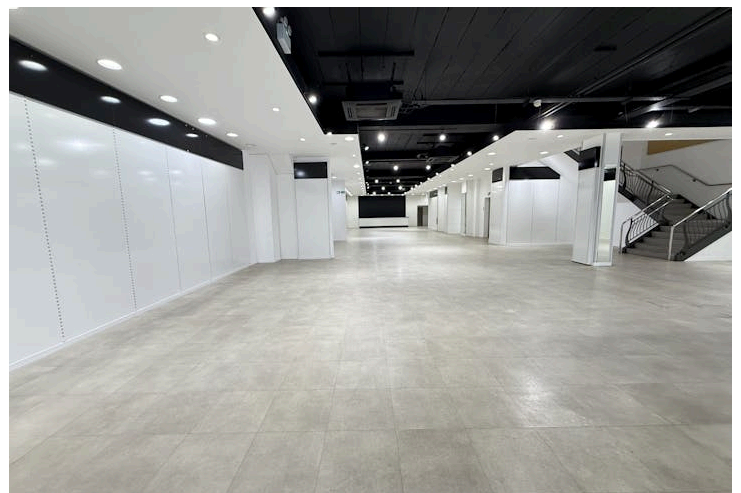
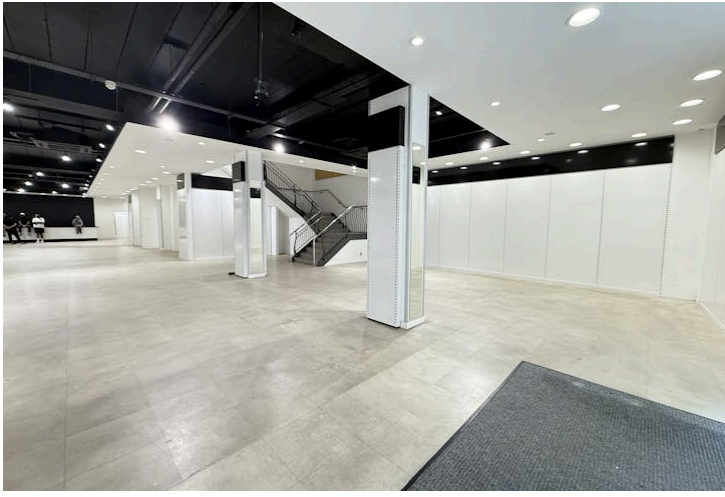


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The property is available to let on terms to be agreed. The quoting rent is £48,000 per annum.

ANTI-MONEY LAUNDERING

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents.

BUSINESS RATES

The property has a current Rateable Value of £69,000 (2025-26).

LEGAL COSTS

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

PLANNING

Interested parties are recommended to make their own enquiries with the local planning authority: Peterborough City Council.

EPC

Rating: C

VAT

VAT will be payable on the rent.

PLANS

Detailed plans showing the ground floor shops are available upon request.

CONTACTS

For further information please contact:

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

Edward Gee BSc (Hons) MRICS

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

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