

BROADWAY COURT

Broadway, Peterborough, PE1 1RS



Key Highlights

- 25,335 sq ft
- Tenants include Ladbrokes, Chongie Entertainment & Inspire Education Group
- Residential development potential (STP)
- Prominent city centre office & retail investment / development opportunity
- Seeking offers in the region of £2million

Description

The property comprises ground floor retail frontage with offices above together with the adjoining Broadway Court office building. Broadway Court comprises a three-storey building which is accessed from Broadway via an archway leading into a courtyard. The office suites include carpeting throughout, suspended ceiling, recessed fluorescent lighting and communal male and female WC facilities. There are 19x car parking spaces to the rear.

The building is considered to have immediate/future development potential under Permitted Development Rights or subject to planning.

Location

The historic city of Peterborough is located approximately 80 miles north of London and is at the junction (J17) of the A1(M), A47 and A605.

The property is located in central Peterborough on Broadway, one of the main routes into the city centre and one of the main city centre commercial areas with retail and office occupiers, restaurants and food outlets together with some residential accommodation. Nearby occupiers include: Tesco Express, JD Wetherspoon, Poundland and Peterborough Central Library.

It is a 10 minute walk to the bus and train stations. Peterborough is on the LNER mainline service from Kings Cross to Edinburgh providing a service of less than 45 minutes to Kings Cross.

Viewings

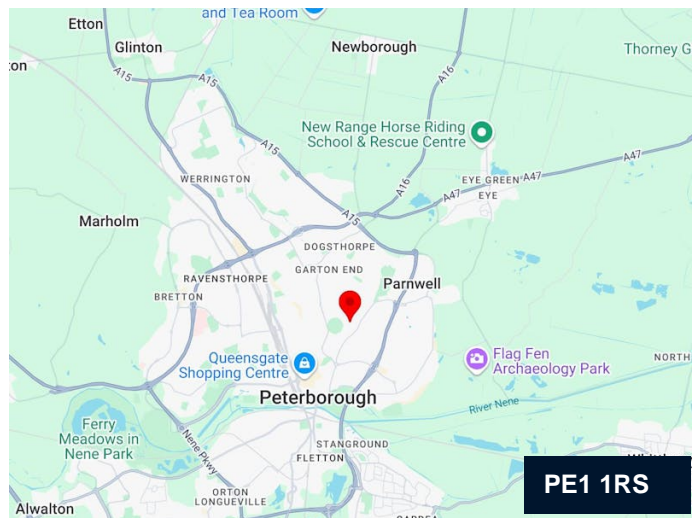
Strictly by appointment with the sole agents.

Terms

The property is available for sale (freehold) - seeking offers in the region of £2million plus VAT.

Passing rent £197,007 pa - potentially rising to in excess of £300,000 pa when fully let (in current condition).

A tenancy schedule is available upon request.



Contact

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Ground Floor

UKgeomatics

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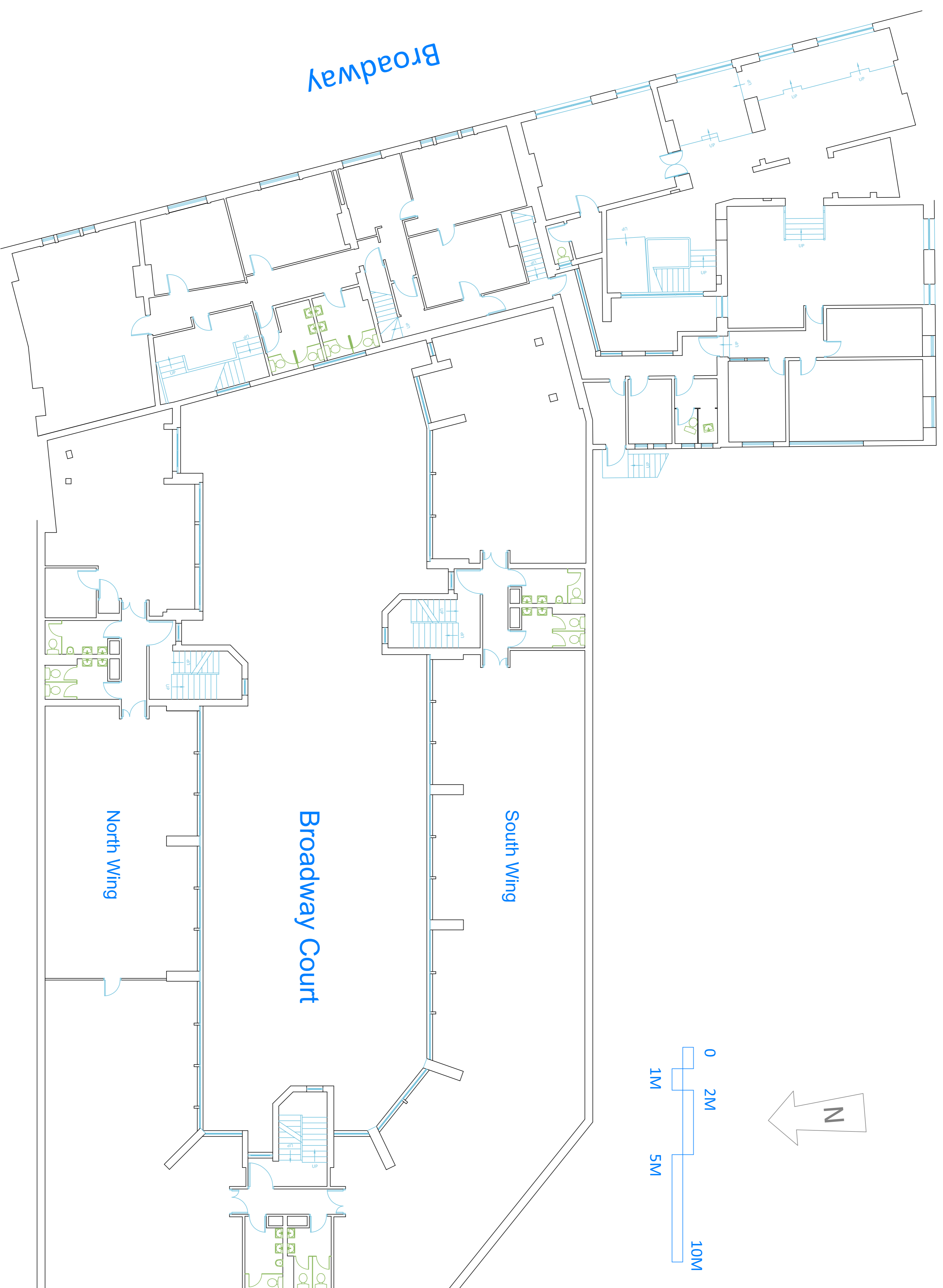
Measured Survey

Project
 8-22 Broadway
 Peterborough PE1 1RP

Drawing Title
 Ground Floor Plan

Client
 Savills

DATE	DESIGNED	DRAWN	CHECKED
Dec 2013	RGA		
SCALE	DRAWN FILE	REVISIONS	
1:100@A1	Broadway Survey 2013.dwg		



First Floor

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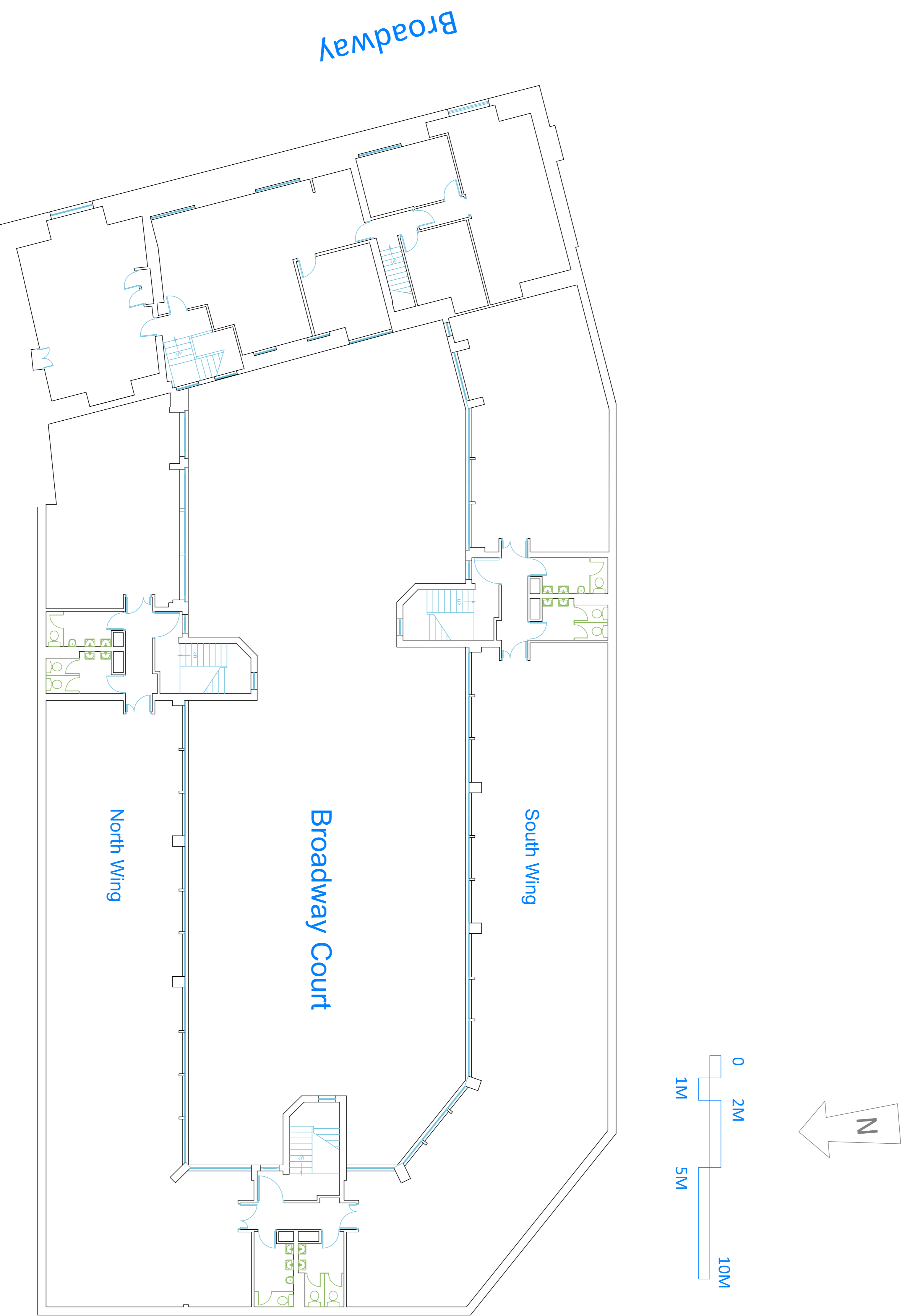
Measured Survey

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 8-22 Broadway
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Drawing Title
 First Floor Plan

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Second Floor

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209
Measured Survey

Project
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Peterborough PE1 1RP

Drawing Title
Second Floor Plan

Client
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