

FOR SALE - CONVENIENCE STORE / LEISURE / RETAIL / HIGH STREET RETAIL

601 LINCOLN ROAD

Peterborough, PE1 2PE



Key Highlights

- 2,378 sq ft
- Currently configured as 3 retail units
- Located on a busy road close to Bourges Boulevard
- Combined rent of £38,200 per annum
- Suitable for a range of uses - subject to planning
- Freehold
- EPC Rating: C
- Seeking offers in the region of £475,000

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD
01733 344414
savills.co.uk



Description

Retail units with office, store and WC facilities and single phase electricity.

Location

The property is located on Lincoln Road within the Millfield area approximately 1.75 miles to the North of Peterborough City Centre and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads.

Accommodation

The accommodation comprises the following NIA according to measurements from our client:

Name	sq ft	sq m	Availability
Unit - 601 A	771	71.63	Available
Unit - 601 B	812	75.44	Available
Unit - 601 C	795	73.86	Available

Viewings

Strictly by appointment with the sole agent.

Terms

The property is available on a freehold basis. We are seeking offers in the region of £475,000. No VAT payable.

EPC

EPC Rating C

Business Rates

Available upon application.

Lease Summary

601 A -

10 year lease at £13,000 per annum

Tenant only break option at the 5th anniversary

Rent Review at 3rd and 6th anniversaries. The rent increased to £14,200 at the 3rd anniversary

601 B -

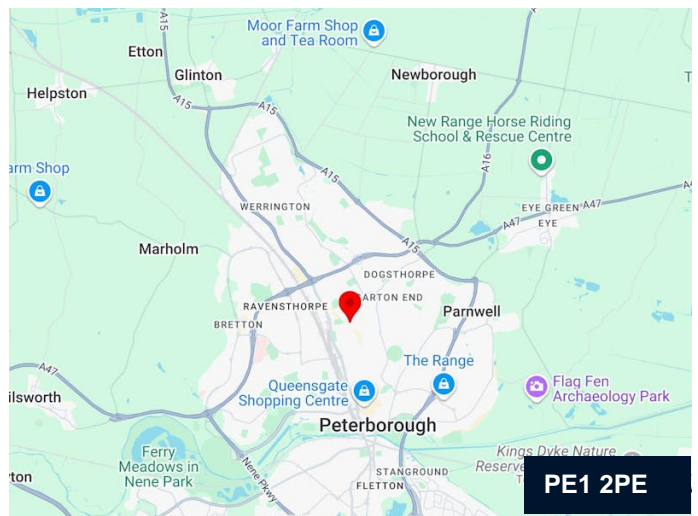
6 year lease at £12,000 per annum

Tenant only break option at 3rd anniversary

601 C -

5 year lease at £12,000 per annum

No break option



Contact

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 19/08/2025

