



Picton Jones & Co

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## PRIME RETAIL PREMISES TO LET UNIT II, 32 LONG CAUSEWAY PETERBOROUGH



- PRIME CITY CENTRE LOCATION
- SALES AREA 645 SQ FT / 59.92 M<sup>2</sup>
- FULLY REFURBISHED BUILDING WITH PREMISES ADJOINING CEX AND HOLLAND & BARRETT
- POSSIBLE A1 / A2 / A3 USE, SUBJECT TO PLANNING

### SITUATION / LOCATION

Peterborough is Major Regional City, situated some 80 Miles North of London, 40 Miles North West of Cambridge and 37 Miles East of Leicester. The City enjoys excellent logistics with a close proximity to Junction 17 of the A1(M) Motorway with the A47 providing access to Leicester and M1 in the West and Kings Lynn and Norwich to the East.

Peterborough has a Population of approaching 190,000 with a catchment of in excess of 600,000 people within 25 Miles and is one of the fastest growing Cities in the UK. In recent times there has been substantial Investment within the City Centre by both the Council and Private Landlord Owners, with the recent Completion of the New Street Scenes and the announcement of the £33 Million upgrade for the Queens Gate Shopping Centre.

Long Causeway is a Prime Trading Location and adjoining and nearby Retailers Include Boots, Virgin, Burger King, Metro Bank, CEX, Holland & Barrett, Café Nero, etc.

The Subject Premises are situated between the Main Entrance to the Queens Gate Shopping Centre, providing Retail Offer of 750,000 sq ft and the junction of Cathedral Square with Bridge Street where Occupiers such as W H Smiths, T K Maxx, Nando's, Pizza Express, are to be found.

Plan of the Location is outlined over.

### ACCOMMODATION

Gross Frontage	20' 0"	( 9.15m)
Internal Width	12' 6"	( 3.81m)
Ground Floor Sales	645 sq ft	( 59.92 sq m)
WC Accommodation		

### LEASE

The Premises are Available by way of a New 10 Year Lease on effective FR&I Terms and subject to a 5 Yearly Rent Review.

### RENTAL

Commencing Rental £32,500 p.a.x.

### RATES

From enquires made of the Valuation Office Website we understand that the Premises have the following Assessment (April 2023 Assessment):

RV £20,500

For the year commencing 1 April 2023 rates will normally be charged at 49.9 pence in the pound on the Rateable Value.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1<sup>st</sup> April 2023 until 31<sup>st</sup> March 2024 (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

### EPC

Available on Request

### LEGAL COSTS

Each Party to be responsible for their own Costs.

### VIEWING:

All Viewings are **STRICTLY BY APPOINTMENT** with the Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022.) or Savills on 01733 344414

### SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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