

3 Church Street | Peterborough | PE1 1BX

Prime retail unit to let in Peterborough city centre

129.04m²
(1,389ft²)

- Class E planning consent
- Close to Peterborough Cathedral
- Nearby occupiers include Cote, Five Guys, Barclays, Bills and Wildwood
- Ground floor sales 108.98m² (1,173ft²)
- Ground floor stores 20.07m² (216ft²)
- Rent £38,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Peterborough is an historic cathedral city with a population of more than 190,000 persons. The subject property occupies a prime position within the catering property occupies a prime position within the catering pitch surrounding Cathedral Square and in close proximity to the Queensgate Shopping Centre.

Nearby occupiers include Nandos, Cote, Wildwood, Pizza Express, Bills, Five Guys, McDonalds, Claires, Shoe Zone, Barclays and Boots.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	108.98	1,173
Ground Floor Kitchen	12.08	130
Ground Floor Stores	7.99	86
Total	129.04	1,389





Lease Terms

The property is available by way of a new sublease contracted outside the security of tenure provisions of the Landlord & Tenant Act to expire no later than 19th July 2026.

Rent

The property is available at a rent of:-

£38,500 per annum exclusive

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

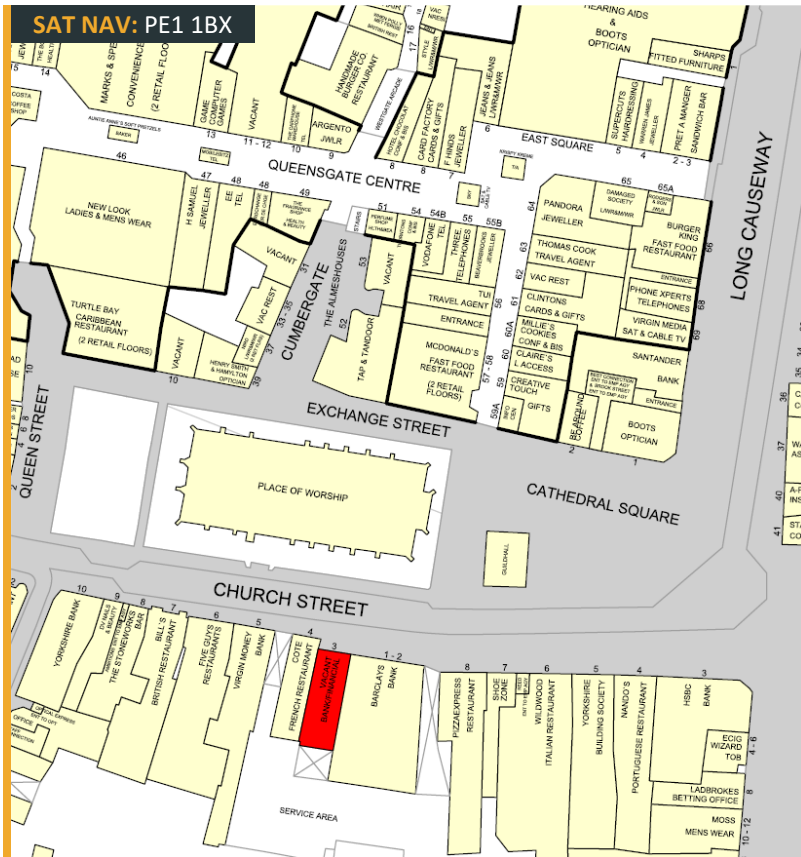
This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £33,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.



EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to be responsible for their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdemeanors Act". E&OE.