



UNIT II, 32 LONG CAUSEWAY, PETERBOROUGH PE1 1YJ

Net Internal Area: 59.92 Sq M (645 Sq Ft)

- City centre retail premises
- Prime location close to Cathedral Square and the entrance to Queensgate Shopping Centre
- Possible A1, A2, A3 use (subject to planning)
- Adjoining Holland & Barrett and CEX
- Nearby occupiers include Boots, Metro Bank, Wagamama, Burger King and Café Nero
- EPC Rating: C

LOCATION

Peterborough is an historic cathedral city and unitary authority area in the east of England. It is the largest city in Cambridgeshire with a population of in excess of 190,000 and is currently the fourth fastest growing city in terms of population in the UK.

The property is located in between Holland & Barrett and CEX on Long Causeway, a prime retail location close to Cathedral Square.

Nearby occupiers include Boots, Metro Bank, Wagamama, Burger King and Café Nero.

DESCRIPTION

The property comprises a ground floor retail premises which is predominantly open plan with a WC and store to the rear.

There are a number of potential alternative uses, including as a restaurant or takeaway, subject to planning.

ACCOMMODATION

Description	Size (Sq M)	Size (Sq Ft)
Ground	59.92	645
Total	59.92	645

BUSINESS RATES

The property has been assessed as follows:-

Unit	Rateable Value 2017/18
Unit II 32 Long Causeway	£26,750

For more information please visit:

<https://www.tax.service.gov.uk/view-my-valuation/cca/search>

TERMS

The property is available to let on a new lease on terms to be agreed.

Guide rent of £32,500 per annum exclusive.

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the joint agents.

Edward Gee - 01733 209906 - egee@savills.com

Sam Major - 01733 201388 - sam.major@savills.com

Picton Jones & Co – 0121 643 3232

enquiries@picton-jones.co.uk

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Figures quoted in these particulars may be subject to VAT in addition. **Compiled: February 2018**