

Peterborough

37 Westgate Cambridgeshire PE1 1PX

- **Freehold Shop Investment**
- Busy position adjacent to Maplin and opposite Beales Department Store
- Comprises shop and two upper floors
- Reversion 2016
- Current Rent Reserved
£22,000 pa



Tenure

Freehold.

Location

Peterborough is an important Cambridgeshire city with a population of some 134,000. The city is located some 73 miles north of London and 35 miles north-west of Cambridge. Road communications are good with the A1(M) immediately to the west.

The property is situated in the city centre on Westgate, close to its junction with Park Road, and near to the Queensgate Shopping Centre. Hereward Cross Shopping Centre is close by where occupiers include Ethel Austin, QSL and Tesco Metro.

Occupiers close by include Co-Operative Bank, Lloyds TSB, John Lewis, Savers and Beales Department Store.

Description

The property is arranged on ground and one upper floor to provide a tattoo studio with studio, staff and ancillary accommodation to the first floor. The second floor comprises void space to which there is no access and we are informed by the tenant that it has no solid floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Net Frontage	4.25 m	(13' 11")
Shop & Built Depth	17.60 m	(57' 9")
First Floor	49.25 sq m	(530.1 sq ft)

Tenancy

The entire property is at present let to L TILLBROOK (t/a Electric Workshop) for a term of 3 years from 29th November 2013 at a current rent of £22,000 per annum. The lease contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

