

174 Lincoln Road, Peterborough, Cambs, PE1 2NW

2,400 Sq Ft double fronted retail unit to let

Prominent position on Lincoln Road

Large window frontage good for showroom

£30,000 plus VAT per annum

Car parking to the front and side for 10 cars

Location

The property is located on the popular and busy Lincoln Road, the premises is situated within a small parade of complimentary shops and businesses and is surrounded by densely populated residential areas.

Peterborough is a cathedral city, situated 75 miles north of London. The city stands on the River Nene, with an estimated residential population of 184,500. The city is a popular place for tourists and culture lovers, with a number of museums, exhibitions and historical attractions, including the beautiful cathedral. The city is also a shopper's paradise with popular places such as Bridge Street, the Queensgate Centre, the covered market, Westgate Arcade and the Rivergate Shopping Centre.

Property Description

The retail area is located on the ground floor of a 2 storey property under a pitched tiled roof. The retail area is approximately 2,150 Sq Ft plus Storage and Kitchen of another 260 Sq Ft
The first floor is a separate residential apartment not included within the demise.
To the front and side there is a car park which comes with the shop.

Accommodation

Approximately 2,400 sq ft of open plan space with large window frontage and main central door. The unit benefits from 2 store rooms to the rear.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new 5 year lease at a passing rent of £30,000 per annum.

Rates

According to the valuation office agency website, the current rateable value is £31,250, for rates payable and any rate relief interested parties are advised to speak to the relevant local billing authority.

VAT

We are advised that VAT will be chargeable on the Rent and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

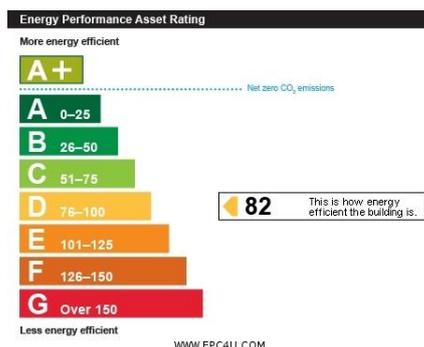
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

The property benefits from circa 10 car parking spaces to the front and side.

Other

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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