



Location

The cathedral city of Peterborough is a major commercial centre approximately 80 miles north of London. The unit is located in the Queensgate Shopping centre which is the prominent retailing location in the City Centre and benefits from 2,300 car parking spaces. Nearby retailers include **Primark, Next, Marks and Spencer's** and **John Lewis**

Description

The premises are arranged over Upper ground, and First floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Upper Ground	803	8,654
1st Floor	620	6,673
Total	1,423	15,327

Passing Rent

£150,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 12/02/2022.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £310,000

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Service Charge

£116,340.00 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

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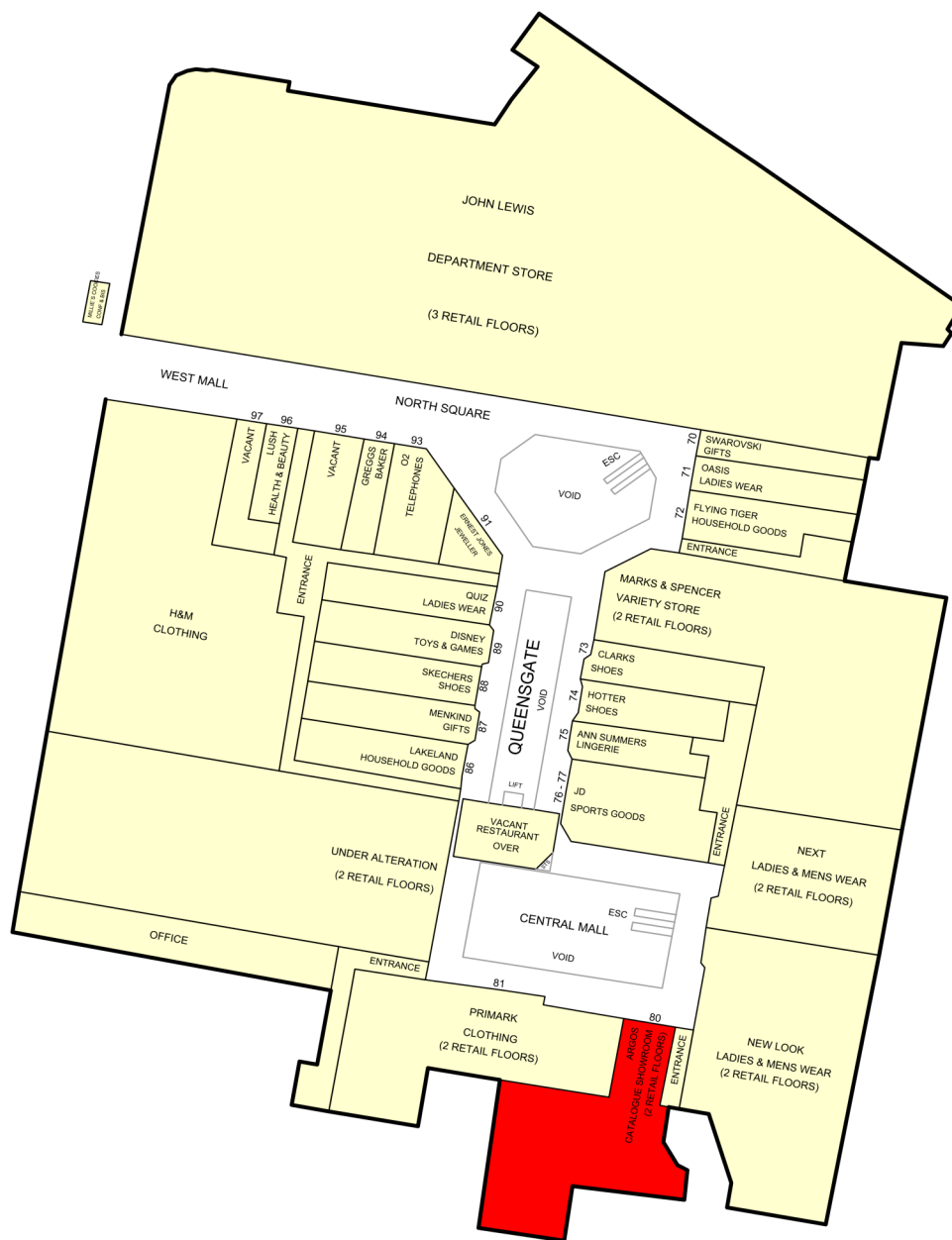
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