



Old photo to illustrate frontage

## Retail

Ground Floorsales	1,703 sq ft	(158.21 sq m)
Ancillary	105 sq ft	(9.73 sq m)

## In Brief

- Historic cathedral city
- Prominent corner location
- Close Wagamama, Starbucks and Santander
- Available on new lease

**1-4 LONG CAUSEWAY  
PETERBOROUGH  
PE1 1YD  
PRIME SHOP TO LET**

### Location

The property occupies one of the most prominent retail corners in Peterborough enjoying frontages to both Long Causeway and Cathedral Square.

It is close to the entrance to the Queensgate Centre and nearby occupiers include **Santander, Wagamama, Starbucks** and **Metro Bank**.

### Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord and Tenant Act 1954 for a term of years to be agreed.

### Rental Guide

£75,000 per annum exclusive of business rates and service charge.

The property is not elected for VAT and this is not chargeable on the rent.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value           £94,500  
UBR 2020/21               51.2p

However, interested parties are advised to make their own enquiries of the City Council.

### Legal Costs

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



### EPC

Further details available on request.

### Accommodation

The premises are arranged on ground floor only with the following approximate dimensions and areas:

Internal width	37 ft 4 in	11.40 m
Shop depth	54 ft 1 in	16.49 m
Ground Floor sales	1,703 sq ft	158.21 sq m
Staff/ancillary	105 sq ft	9.73 sq m

There are male and female WCs.

### Enquiries and Viewings

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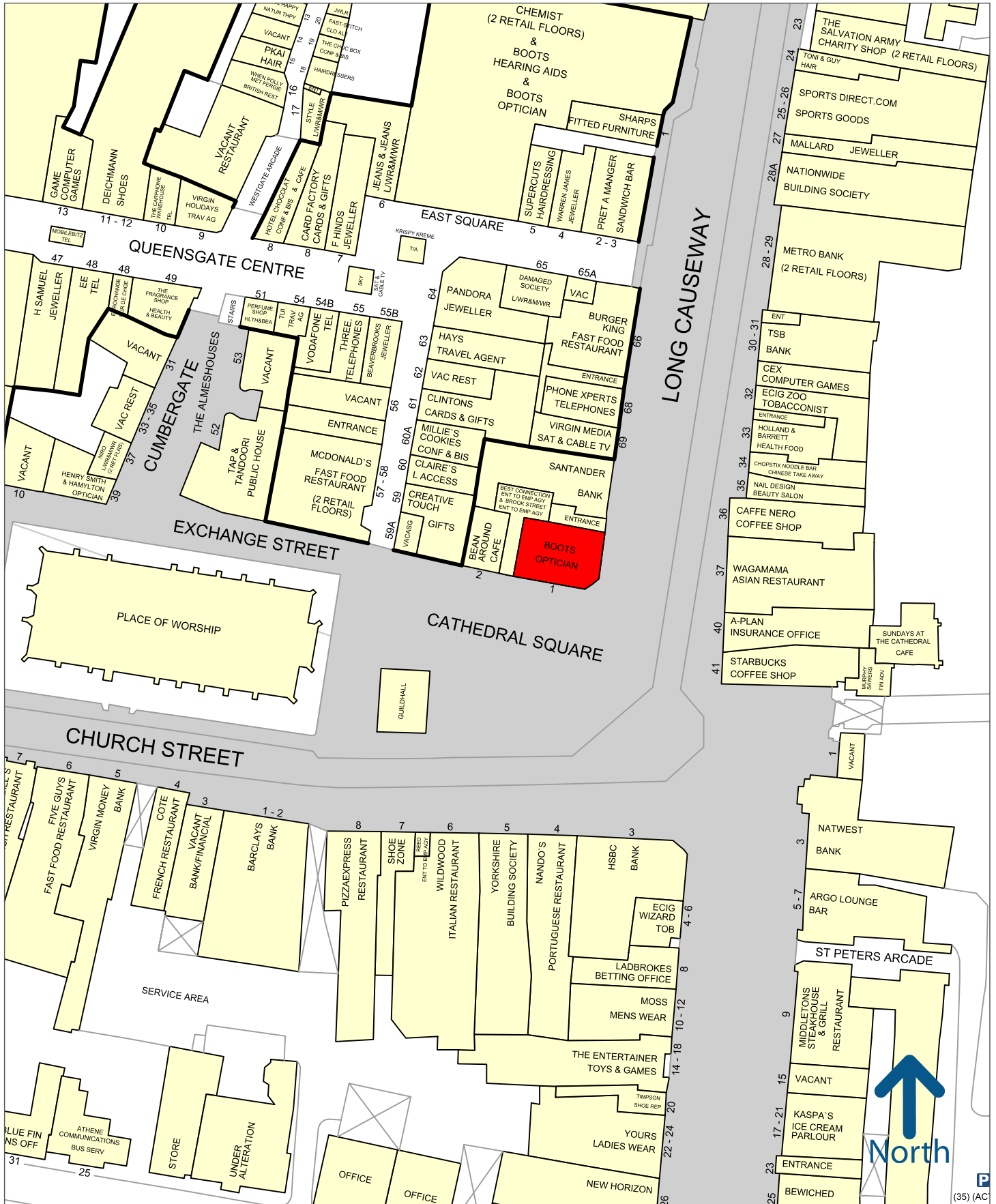
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50 metres

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