

32-36 Bridge Street, Peterborough PE1 1DP

Retail Shop For Sale or To Let



Ground Floor: 11,650 sq. ft (1,082.3 sq. m)

First Floor: 11,888 sq. ft (1,104.4 sq. m)

Second Floor: 610 sq. ft (56.7 sq. m)

Total: 25,275 sq. ft (2,348.1 sq. m)

Summary

Location

The premises are located on Bridge Street, a primarily pedestrianised retail thoroughfare in Peterborough City Centre, forming a key part of the city's retail offering . Nearby national retailers and restaurant operators include Waterstones, Nando's, Barclays, Costa, Greggs and Pizza Express. A variety of independent retailers also trade within the area including Bijou Café, Dice Box and Sue Ryder Charity Shop. Located just a 3-minute walk from the Queensgate Shopping Centre and Cathedral Square, Bridge Street benefits from its close proximity to the city's prime retail and leisure offering.

Lease

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

Rental Guide & Sale Price

£150,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Sale Price Upon Application

VAT

The property is elected for VAT.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £124,000 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

The property currently has an energy rating B(33). Full details available on request.

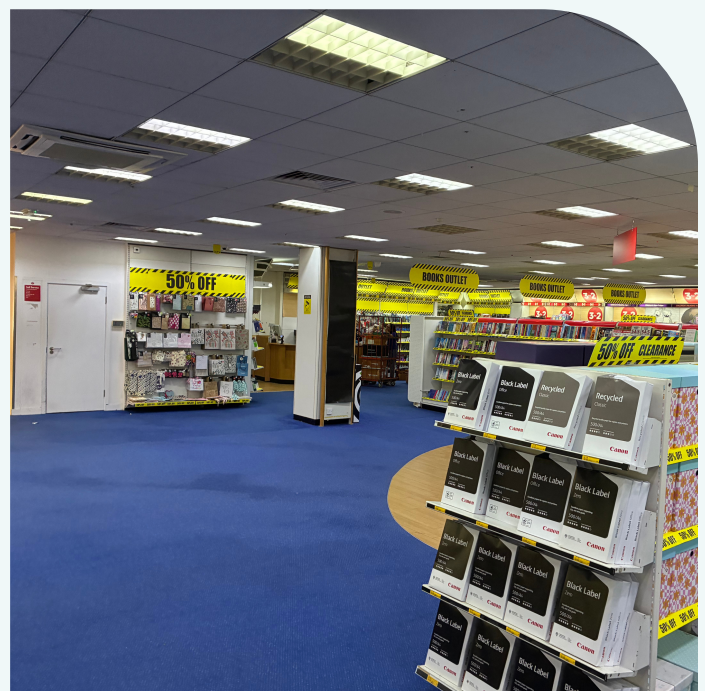


Accommodation

The premises are arranged on Ground, First and Second Floor. First Floor Storage and Staff and Second Floor Storage only.

Description	Sq ft
Ground Floor	11,650 sq. ft (1,082.3 sq. m)
Loading Bay	1,127 sq. ft (104.7 sq. m)
First Floor	11,888 sq. ft (1,104.4 sq. m)
Second Floor Plant Room	610 sq. ft (56.7 sq. m)
Total (NIA)	25,275 sq. ft (2,348.1 sq. m)

There are WC facilities and Goods lift / rear loading



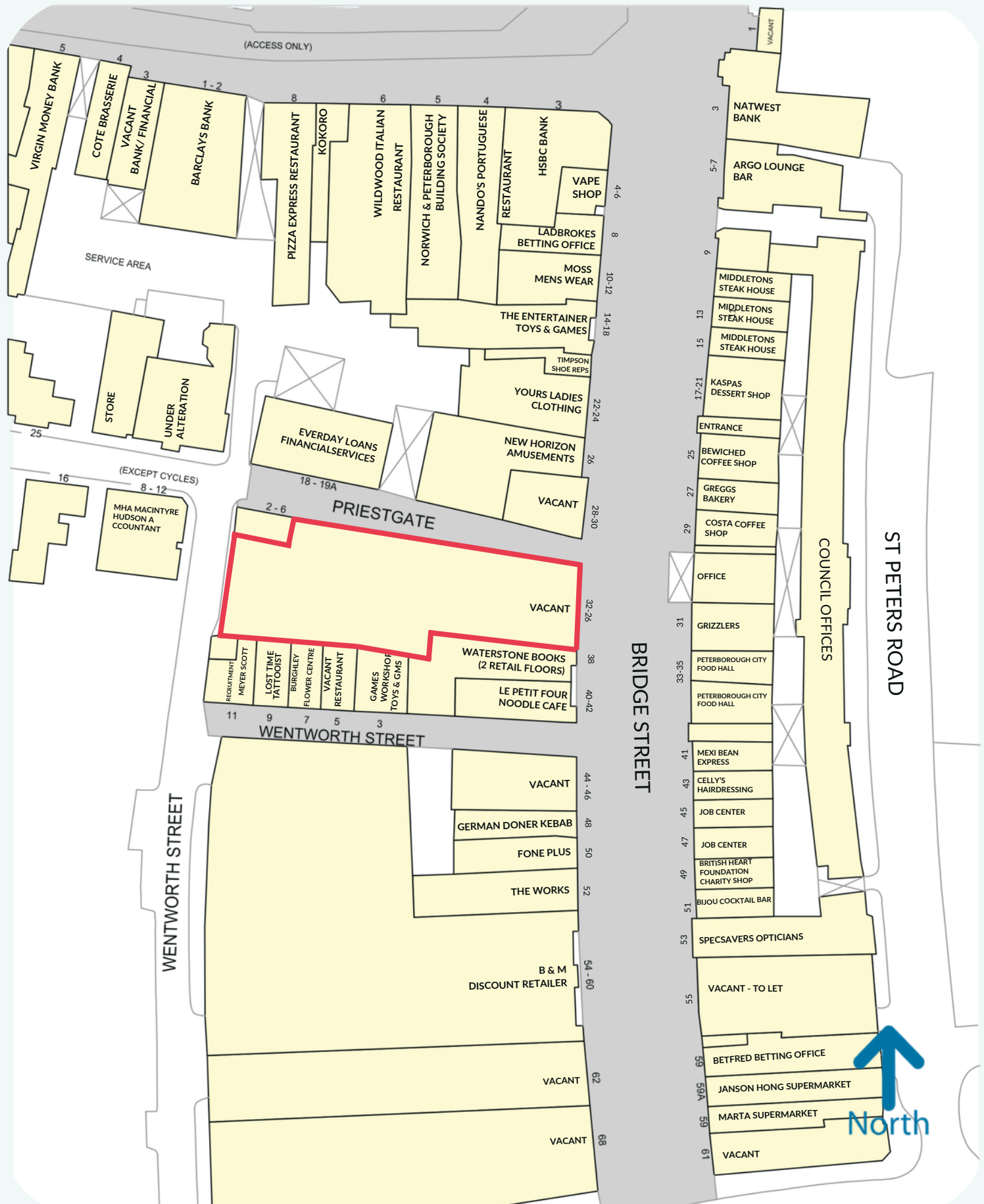
Ground Floor



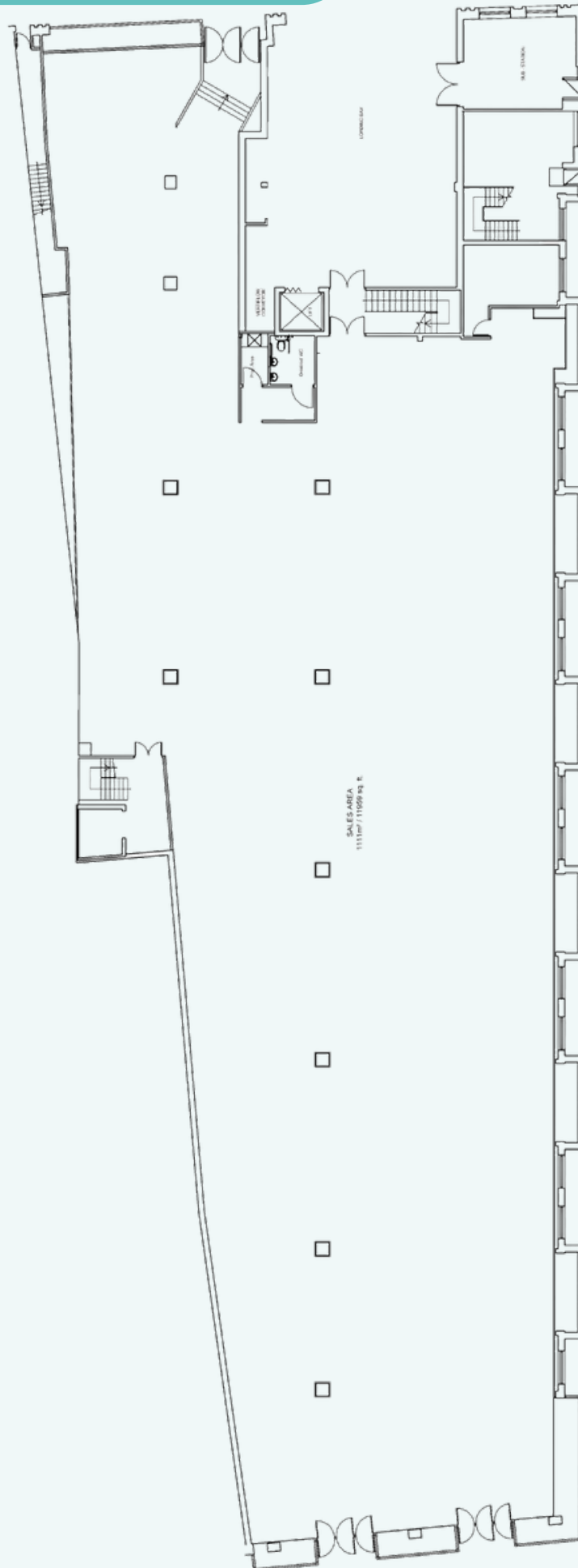
First Floor



Location



Floor Plan





*Get in touch with
our experts*



James Lankfer

07768 935850

james.lankfer@bidwells.co.uk



Matt Hallam

07442 634 355

matt.hallam@bidwells.co.uk

*Or get in touch with our
joint agents*

Edward Gee

07807999211

egee@savills.com



Certified



Corporation

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.