

01733 897722

eddisons.com

LEISURE FACILITY - TO LET

Eddisons

Incorporating Barker Storey Matthews



MALLARD ROAD, BRETTON, PETERBOROUGH

PE3 8YN

RENT: £40,000 pax

607.36 sq m (6,538 sq ft)

- Two storey former gym
- Close to the parkway
- Large car park
- New lease available

LOCATION

Bretton is a largely residential area with a mixture of light-industrial estates along with leisure facilities located to the north-east of Peterborough City Centre. Nearby occupiers include Peterborough Arena Ice-rink, Hollywood Bowl and Nissan. The premises are also within close distance to the Bretton Centre, which includes a Sainsburys, Boots, Sports Direct and many more. Bretton is close to its junction with the A47 providing access to the Peterborough City Ring Road.

DESCRIPTION

The property consists of two floors and have most recently been used as a gym. The ground floor is a single open plan studio, including a portioned office at the front.

The first floor contains a male and female changing rooms with a combined total of seven showers and six toilets. There are three studios upstairs with an additional storage room. There are 16 car parking spaces allocated to the building.

ACCOMMODATION

Width 17.08 m

Depth 17.78 m

Ground floor 303.68 sq.m

First floor 303.68 sq.m

Total 607.36 sq m (6,538 sq ft)

RENT

£40,000 per annum exclusive

VAT

We believe VAT will be charged on the rent.

BUSINESS RATES

This property has a rateable value of £24,500. Rates are usually payable at 49.9 pence in the pound therefore giving a rates payable for the current year of £12,225.50. We strongly advise interested parties to check rates with the Peterborough City Council.

SERVICES

Mains electricity and water are believed to be available to the premises. We advise interested parties to make their own enquiries to the relevant providers.

LEGAL COSTS

Each party to bear their own cost in regards to this transaction.

EPC

This property has an EPC rating of B(37).

LEASE TERMS

Available on a new lease for a term to be agreed.

TIMING

Available from 1st April 2024.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons **incorporating Barker Storey Matthews**

Gavin Hynes/ Hattie Gullan-Whur

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For more information, visit eddisons.com

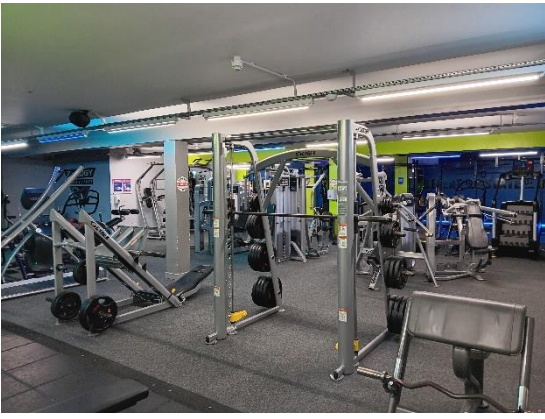
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Important Information

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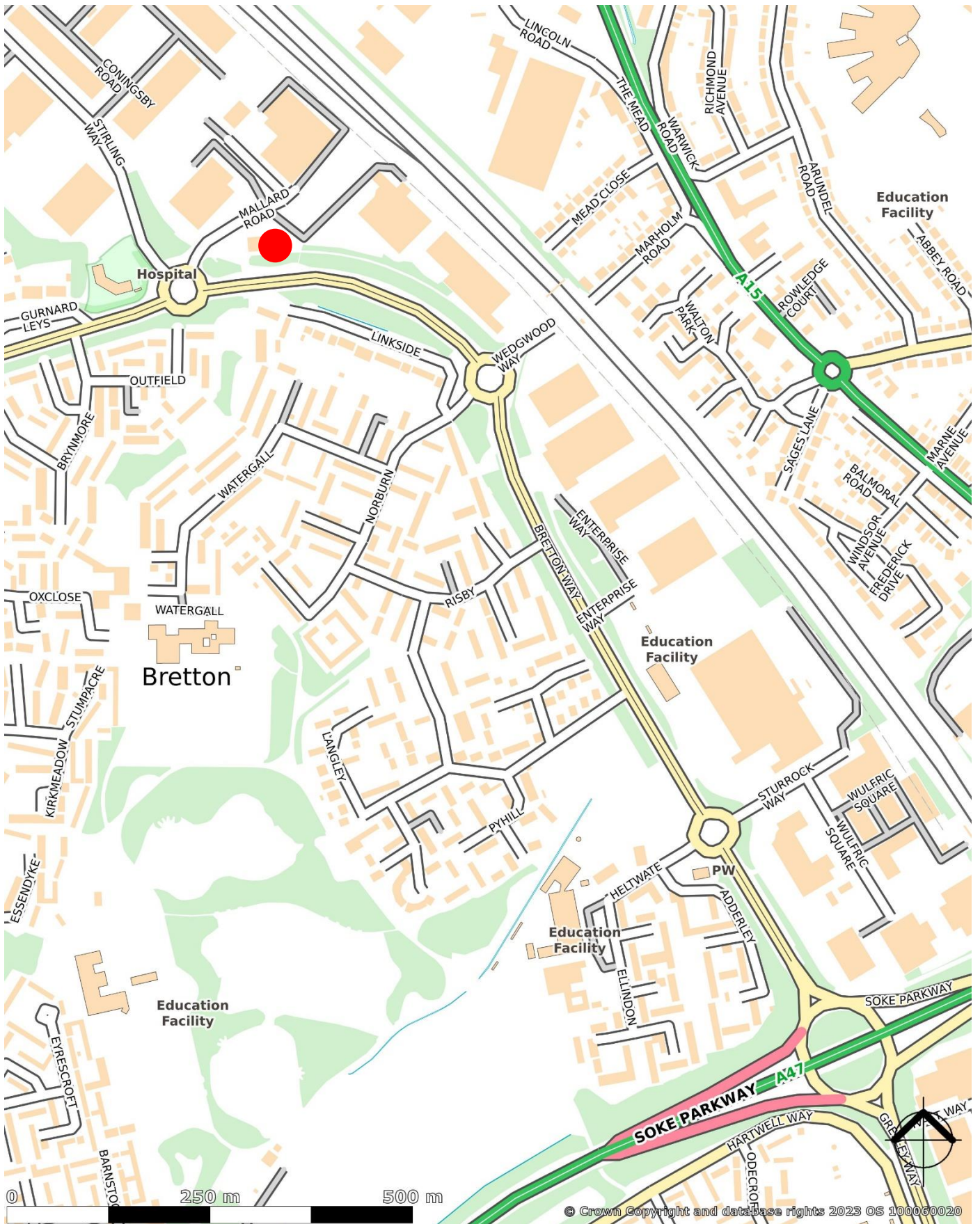
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