



171 LINCOLN ROAD
PETERBOROUGH PE1 2PN

801.1225450



BTG
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Agreement

To Let (may sell)



Detail

RETAIL, WAREHOUSE &
SHOWROOMS



Rent/Price

£75,000 pax



Size

840.12 sq m (9,043 sq ft)



Location

Peterborough, PE1 2PN



Property ID

801.1225450

For Viewing & All Other Enquiries Please Contact:



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Director

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SMITH PRICE

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Property

The property is located on Lincoln Road, close to its junction with Taverners Road, within the Millfield area approximately 1.5 miles to the North of Peterborough City Centre. Very busy road in a mixed commercial and residential area.

The property comprises two storey showroom, warehouse and office.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Front Showroom	102.19	1,100
Main Warehouse	290.32	3,125
Side Warehouse	128.67	1,385
Rear Warehouse	151.71	1,633
First Floor Offices	167.23	1,800
TOTALS	840.12	9,043

Enclosed rear yard.

Energy Performance Certificate

Rating: E (105)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Peterborough City Council
Description: Showroom, Warehouse, Office and Premises
Rateable Value: £43,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent/Price

£75,000 per annum exclusive.

A freehold sale may be considered. Further information on request.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location





