

RETAIL TO LET

Hereward Cross

Peterborough, PE1 1TE



Key Highlights

- City centre retail premises
- Former charity headquarters
- Ground & first floor
- Prominent location close to Long Causeway and Queensgate Shopping Centre
- Suitable for a range of uses - subject to planning
- EPC: C
- Car parking available

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The premises comprises retail/storage space on the ground floor and first floor storage area. The property is considered suitable for a range of uses - subject to planning. Available immediately.

ACCOMMODATION

The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
Ground - Floor	2,351	218
1st - Floor	1,635	152
TOTAL	3,986	370

LOCATION

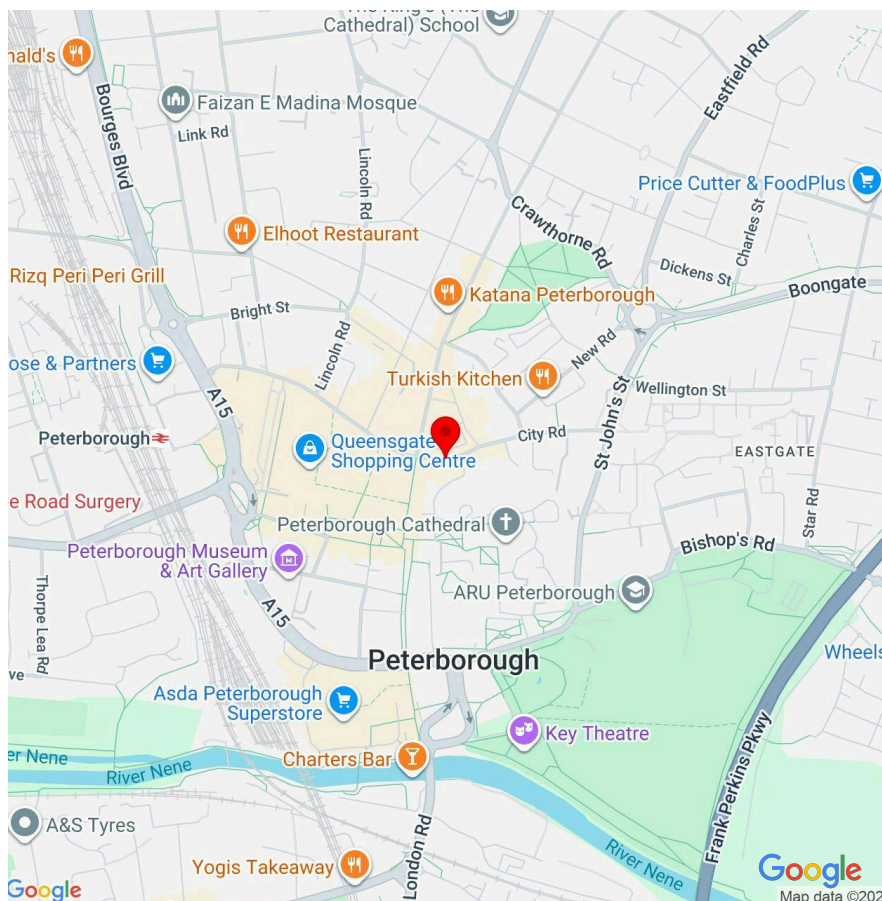
Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min).

Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

The premises are located on Midgate close to the City Market and nearby occupiers include Poundland, Armed Services Careers Office and Tesco.



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VIEWINGS

Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

TERMS

The unit is available on a new lease on terms to be agreed. The quoting rent is £45,000 per annum exclusive.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

BUSINESS RATES

The VOA website lists the property with a rateable value of £35,500 (2025-26). From 1st April 2026, the rateable value will increase to £35,750.

SERVICE CHARGE

There is an estate service charge in respect of communal areas.

VAT

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

EPC

The property currently has an EPC assessment of C - the certificate is attached.

LEGAL COSTS

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

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

14-15 Hereward Cross
PETERBOROUGH
PE1 1TB

Energy rating

C

Valid until:

9 May 2033

Certificate number:

7430-5141-6565-4253-0770

Property type

Retail/Financial and Professional Services

Total floor area

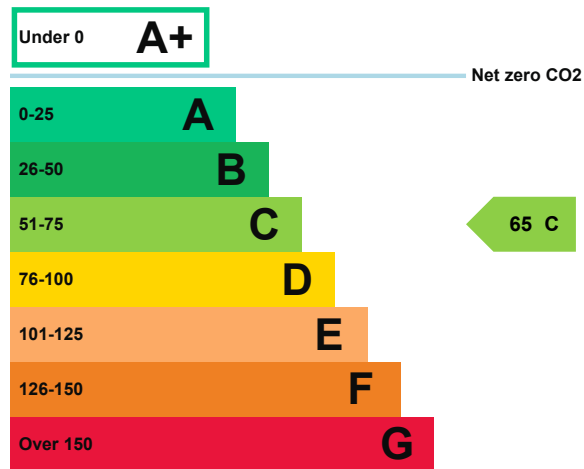
381 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

53 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	22.08
Primary energy use (kWh/m ² per year)	178

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2975-6367-4296-0035-0905\)](/energy-certificate/2975-6367-4296-0035-0905).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Danny Hopkinson
Telephone	07426 081187
Email	danny@homes-property.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204810
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

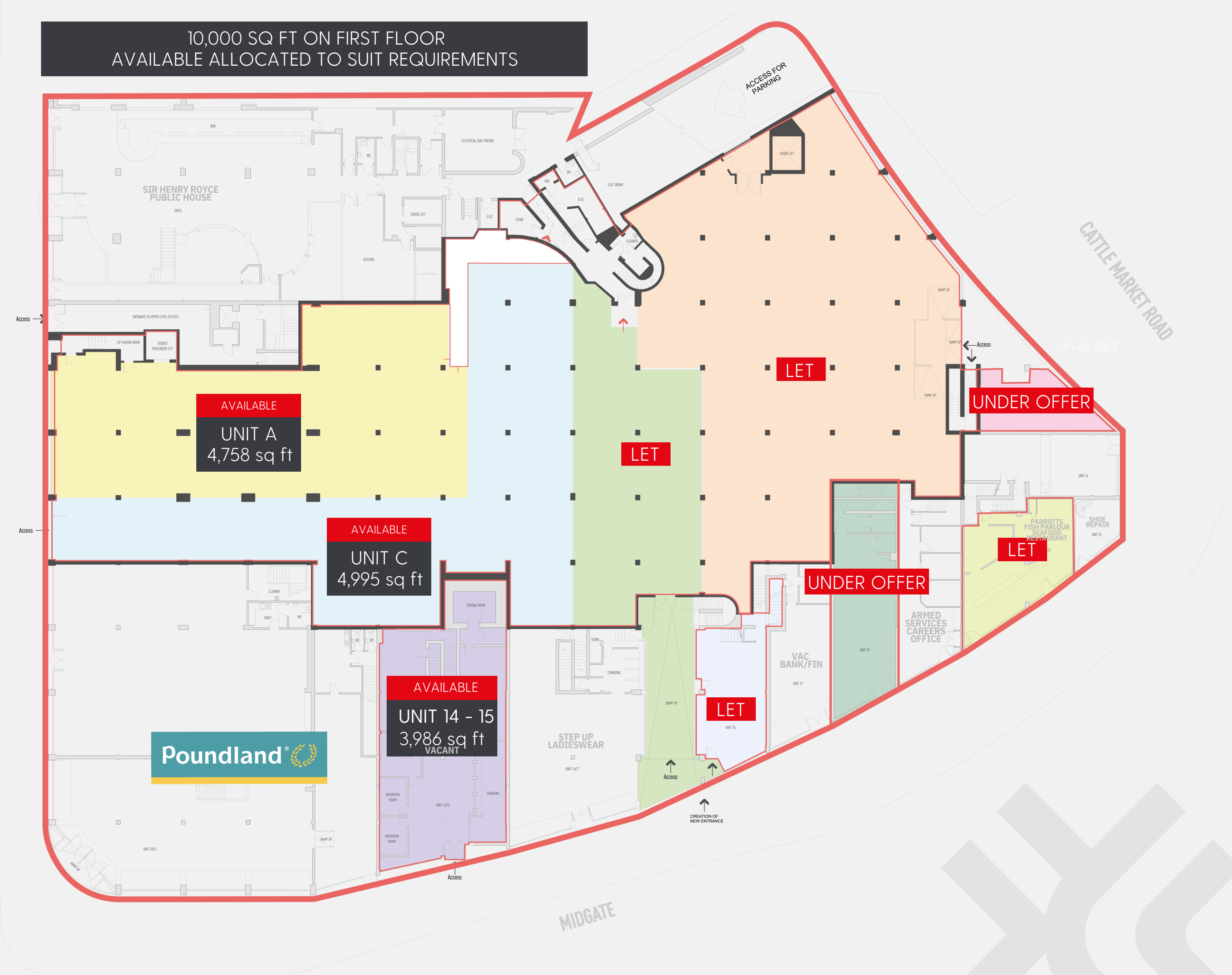
Employer	Homes Property & Energy Assessments
Employer address	The Gate House, Matlock Green, Matlock, DE4 3BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 April 2023
Date of certificate	10 May 2023

10,000 SQ FT ON FIRST FLOOR
AVAILABLE ALLOCATED TO SUIT REQUIREMENTS

BROADWAY

CATTLE MARKET ROAD

MIDGATE



AREAS

UNIT	SIZE (sq ft)	COMMENTS
UNIT A	4,758	Own access and frontage onto Broadway
UNIT C	4,995	
UNIT D	2,530	Combined space available in D & E up to 10,560 sq ft
UNIT E	8,030	
UNIT 20	1,666	Self-contained with great frontage
UNIT 25	979	Self-contained
1ST FLOOR	10,000	Up to 10,000 sq ft available accessed from front/ rear of unit
TOTAL	32,688	

FROM 20 CAR PARKING SPACES

RENT

Rents starting from £20,000 per annum.

LEASE

The properties are available on a new lease for a term to be agreed.

RATES

Service charge and rates upon application.