

RETAIL TO LET

23-24 Herlington

Peterborough, PE2 5PN



Key Highlights

- Suitable for a range of uses - subject to planning
- Close to Fletton Parkway
- On-site parking
- EPC: to be reassessed
- Mid-terrace unit
- Located on retail parade
- Close to residential area
- Nearby occupiers include Subway, The Dragonfly and Spar

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

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DESCRIPTION

The property is a mid-terrace retail unit. Internally the unit has laminated flooring throughout, fluorescent lighting, kitchenette and WC facilities. Externally, the property has a shared parking area.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 23-24	1,939	180
TOTAL	1,939	180

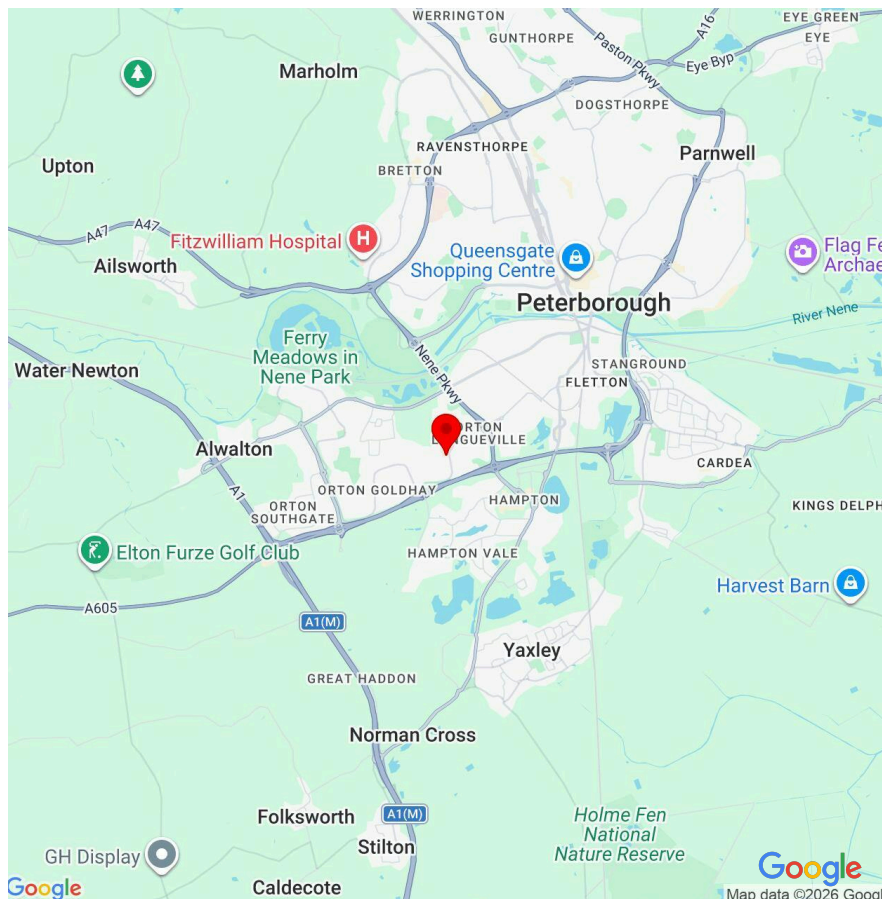
LOCATION

The property is located within the Herlington Centre, a local shopping centre in Orton Malbourne. Nearby occupiers include Spar, The Dragonfly, and Sue Ryder.

Orton Malbourne is approximately 3 miles South-West of the city centre and 0.5 miles from the Peterborough ring road (Parkway) dual carriageway system which connects to J17 of the A1(M), A605 and A47. Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge

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Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The unit is available to rent on terms to be agreed. The quoting rent is £19,390 per annum exclusive.

LEGAL COSTS

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

BUSINESS RATES

The VOA website lists the property with a rateable value of £24,750 (2026).

SERVICE CHARGE

A service charge is payable towards the maintenance of common areas. Further details are available upon request.

VAT

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

EPC

To be reassessed.

SERVICE CHARGE

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

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.

CONTACTS

For further information please contact:

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