

RETAIL INVESTMENT

FOR SALE



25 Broadway
Peterborough PE1 1SQ
801.1225439

Eddisons

25 BROADWAY

PETERBOROUGH PE11SQ



Agreement

For Sale



Detail

Investment



Rent/Price

£235,000



Size

121 sq m (1,303 sq ft)



Location

Peterborough PE11SQ



Property ID

801.1225439

For Viewing & All Other Enquiries Please Contact:



GAVIN HYNES
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Director

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Property

The property comprises a two storey brick building under a pitched slate roof. Retail and kitchen at ground floor with offices and WC at first floor

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
Ground Floor Sales	65.3	703
Ground Floor Kitchen	11.5	124
First Floor Offices	44.2	476
Total GIA	121	1,303

Energy Performance Certificate

A new EPC has been commissioned.

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

The premises has been a retail property for a number of years.

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

Rates

Charging Authority: Peterborough City Council
Description: Shop and Premises
Rateable Value: £0.499

Business rates are paid by the tenant.

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

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

Tenure

The property is available **For Sale** freehold subject to the existing lease.

Lease

The property is let to Close Encounters (Bedford) Ltd on a 9 year lease from 29th September 2018 (expiring September 2027). The current rent is £17,500 pax.

Tenant

The tenants have shops in Northampton, Bedford and Peterborough and are a specialist retailer of comics. www.closeencounters.co.uk

Price

£235,000, showing a net initial yield of 7.3%.

Service Charge

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

VAT

We understand that VAT will not be charged on the purchase price.

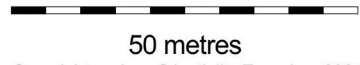
Legal Costs

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.





50 metres

Experian Goad Plan Created: 14/02/2025

Created By: Barker Storey Matthews

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

