

RESTAURANT, RETAIL TO LET

Westgate Arcade

Peterborough, PE1 1PY



Key Highlights

- City centre restaurant opportunity
- Adjacent to Queensgate Shopping Centre
- Customer parking available at Queensgate Shopping Centre
- EPC: to be reassessed
- External seating to rear
- Fixtures and fittings available (kitchen / seating)
- Suitable for a range of uses - subject to planning

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

01733 344414

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DESCRIPTION

The Old Still is a former brick-built public house arranged over two trading floors with a kitchen and WC's. The interior comprises a mixture of traditional and modern design. Fixtures and fittings are available, further details upon request.

Externally there is an enclosed rear seating area / beer garden.

ACCOMMODATION

The accommodation comprises the following areas, arranged over ground and first floor:

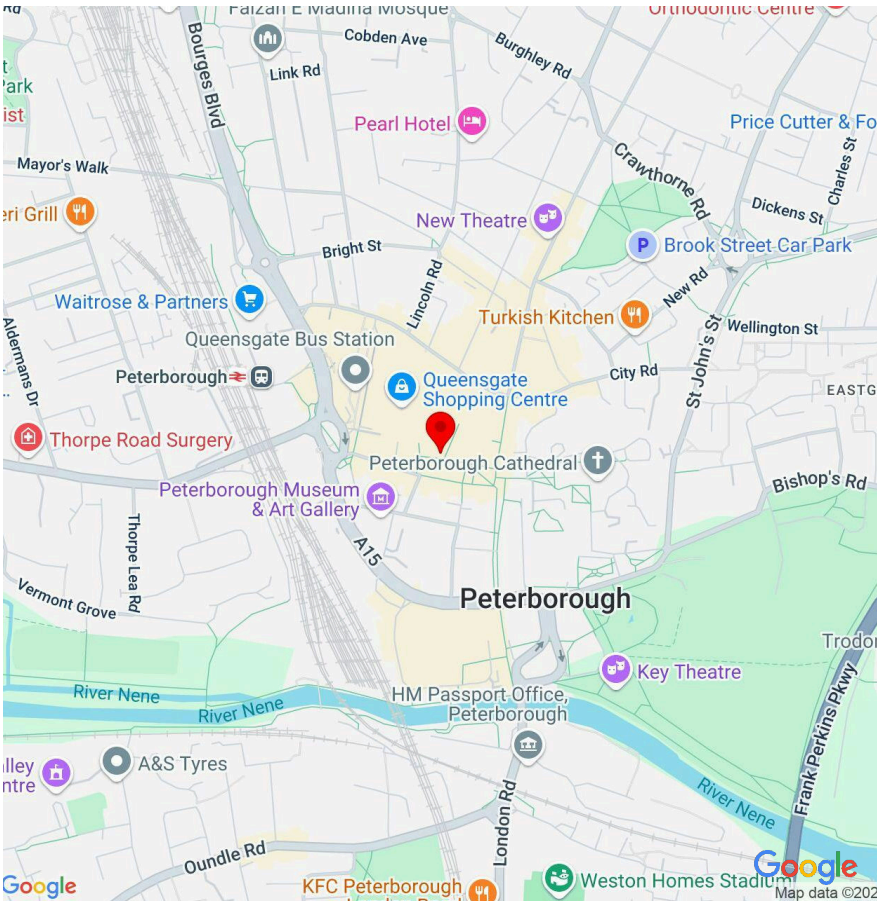
FLOOR AREA	SQ FT	SQ M
Unit	4,777	444

LOCATION

The Old Still is prominently located in Westgate Arcade. Westgate Arcade is a unique shopping experience in Peterborough city centre providing space to retail and restaurant businesses in a location adjacent to Queensgate Shopping Centre. Queensgate offers on site parking, is adjacent to the bus station and a few minutes walk from Peterborough railway station. Nearby occupiers include Turtle Bay, Tap & Tandoor, and Cote Brasserie.

SPECIFICATIONS

- Fixtures and fittings available (kitchen / seating)
- External cover to rear



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VIEWINGS

By appointment only with the joint agents Savills (01733 344414), CBRE (George Radford - 07887 966671) and Time Retail Partners (Alice Deadman - 07525 952113).

TERMS

The unit is available to let on terms to be agreed. Guide rent of £65,000 + VAT per annum. Long Leasehold value available on application

VAT

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

BUSINESS RATES

Rateable Value: £54,000
Rates Payable: £29,970 per annum
The Valuation Office Agency website lists the property with a current rateable value of £54,000.

SERVICE CHARGE

A service charge is payable to cover maintenance and security of common areas. The current annual amount is £48,336.

LEGAL COSTS

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

EPC

To be reassessed.

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.

PLANNING

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

CONTACTS

For further information please contact:

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