

TO LET - LEISURE / OFFICE / RETAIL

33A & 33B WESTGATE

Peterborough, PE1 1PZ



Key Highlights

- 2,150 to 5,150 sq ft
- May be suitable for a range of uses, including as a restaurant - subject to planning
- Property now stripped out and in a shell condition ready for tenant fit out
- Two ground floor city centre retail units
- Close to the entrance of Queensgate Shopping Centre and the train / bus station
- High footfall location

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

The cathedral city of Peterborough is a major commercial centre with a population in excess of 200,000. It has excellent transport links being approximately 80 miles north of London, adjacent to the A1(M) and having a complete dual carriageway ring-road system circling. There are also fast and frequent rail connections to many parts of the country, with the fastest train journey to Kings Cross being 44 minutes.

33 Westgate is prominently located at the junction of Park Road on one of the main city centre routes leading to the train station and bus station. It is close to the entrance of Queensgate Shopping Centre and nearby occupiers include Lloyds TSB and Savers.

Description

The premises comprise a former Co-op Bank. The property is now fully stripped out and split into two units, to a shell specification. There is access at the rear for deliveries and unloading.

The property is considered suitable for a range of uses, including as a restaurant - subject to planning.

Accommodation

The accommodation comprises of the following areas (provided by our clients architect):

Name	sq ft	sq m	Tenure
Unit - 33A	3,000	278.71	To let
Unit - 33B	2,150	199.74	To let

Terms

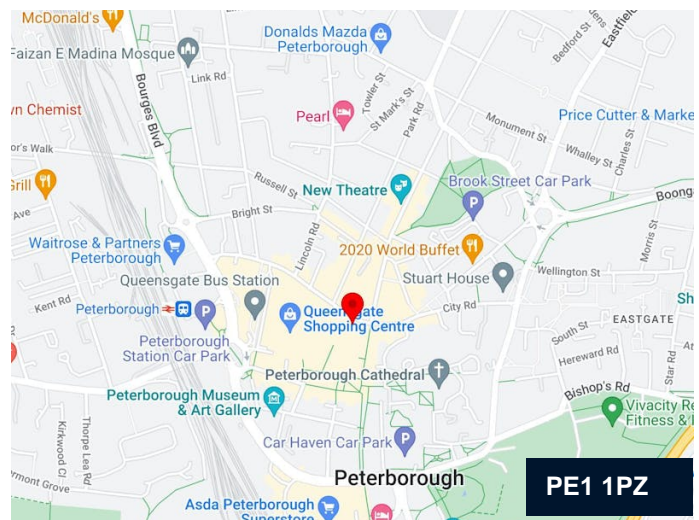
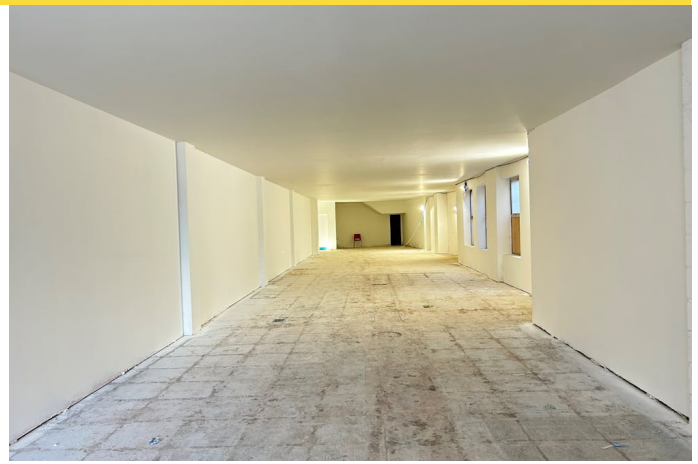
The property is available on a new lease for a term to be agreed. VAT will be payable on the rent.

Viewings

Strictly by appointment with the sole agents.

Business Rates

To be assessed in due course.



Contact

James Anderson

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

ege@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 18/03/2024