RETAIL UNIT FOR SALE

£189,950 For Quick Sale



Unit 6 Broadway Shopping Centre Yaxley, Peterborough PE7 3JJ 801.1227947





UNIT 6 BROADWAY SHOPPING CENTRE

YAXLEY, PETERBOROUGH PE7 3JJ



For Viewing & All Other Enquiries Please Contact:



Stephen Hawkins Consultant stephen.hawkins@eddisons.com 01733 897722



Hattie Gullan-Whur GraduateSurveyor hattie.gullan-whur@eddisons.com 01733 897722



Property

The property comprises a self contained lock up shop arranged over ground and first floors. The unit benefits from a single WC to the rear and the unit has been cleared of all previous fixtures and fittings and is ready for the new occupier to fit out.

The ground floor retail space benefits from a suspended ceiling with recessed LED lighting, painted floor and rear access doors. The first floor benefits from ceiling mounted LED strip lights and painted floor with windows to the front elevation and high level opaque glazing to the rear elevation.

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
GF Retail Space	102.4	1,102
FF Open Plan Area	48.6	523
Total	151	1,625

Energy Performance Certificate

Rating: The property has an EPC rating of C (66). A copy of the certificate is available upon request.

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

We understand that the property has consent for Retail uses within Class E.

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

Rates

Charging Authority: Huntingdon Council Shop and Premises £15,500

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

Estimate your business rates - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** by way of an existing 999 year leasehold interest at a fixed ground rent of a peppercorn. A copy of the agreement is available to interested parties.

Price

PIRO £189,950 plus VAT

Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the developmen. The current charge is approximately £835 per quarter. Further details availabe on request from the agents.

VAT

VAT is not chargeable in this transaction.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

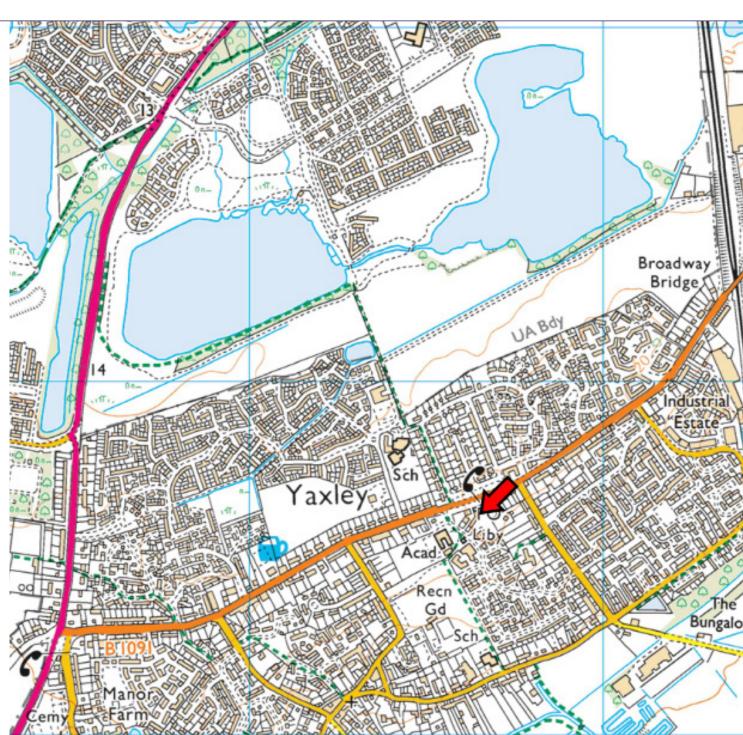
Eddisons

Location

The property is located within Broadway Shopping Centre in the heart of Yaxley approximately 6 miles south of Peterborough city centre. The scheme provides a range of retails units with other occuiers icluding Spar, Subway, Sharman Quinney, a fish and chip shop, Chinese takeaway and various other local and independent retailers.

To the rear of the centre is a large public free to use car park.





Eddisons



Eddisons





