

RETAIL UNIT

FOR SALE

**\*£189,950 For Quick Sale\***



**Unit 6 Broadway Shopping Centre**

**Yaxley, Peterborough PE7 3JJ**

801.1227947

**Eddisons**

# UNIT 6 BROADWAY SHOPPING CENTRE

YAXLEY, PETERBOROUGH PE7 3JJ



Agreement

For Sale



Detail

RETAIL



Price

£189,950 OIRO



Size

Ground Floor 102.4 sq m  
(1,102 sq ft)  
First Floor 48.6 sq m (523 sq  
ft)



Location

Yaxley, PE7 3JJ



Property ID

801.1227947

For Viewing & All Other Enquiries Please Contact:



**Stephen Hawkins**  
Consultant

[stephen.hawkins@eddisons.com](mailto:stephen.hawkins@eddisons.com)  
01733 897722



**Hattie Gullan-Whur**  
Graduate Surveyor

[hattie.gullan-whur@eddisons.com](mailto: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 <sup>2</sup>	ft <sup>2</sup>
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  
**Description:** Shop and Premises  
**Rateable Value:** £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.



## 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 retail units with other occupiers including 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.









