

FOR SALE

Development, Residential

FOR SALE: Mixed use propertiy with planning consent for 2 apartments, 1 commercial unit with private car parking to the rear

Sale

Offers in the region of £285,000



Tydus

67, Oundle Road, **PE2 9PE**

1,372 sq ft (127.46 sq m)

Summary

- Currently the unit is a shop with a large adjoining 3 bedroom apartment
- Freehold development property
- No. 67 & No. 69 are available individually or together
- Vacant posession
- Existing planning consent for residential developments
- Private car park at rear
- Close occupiers include Tesco Express, Nisa Local, Lidl and Coral.



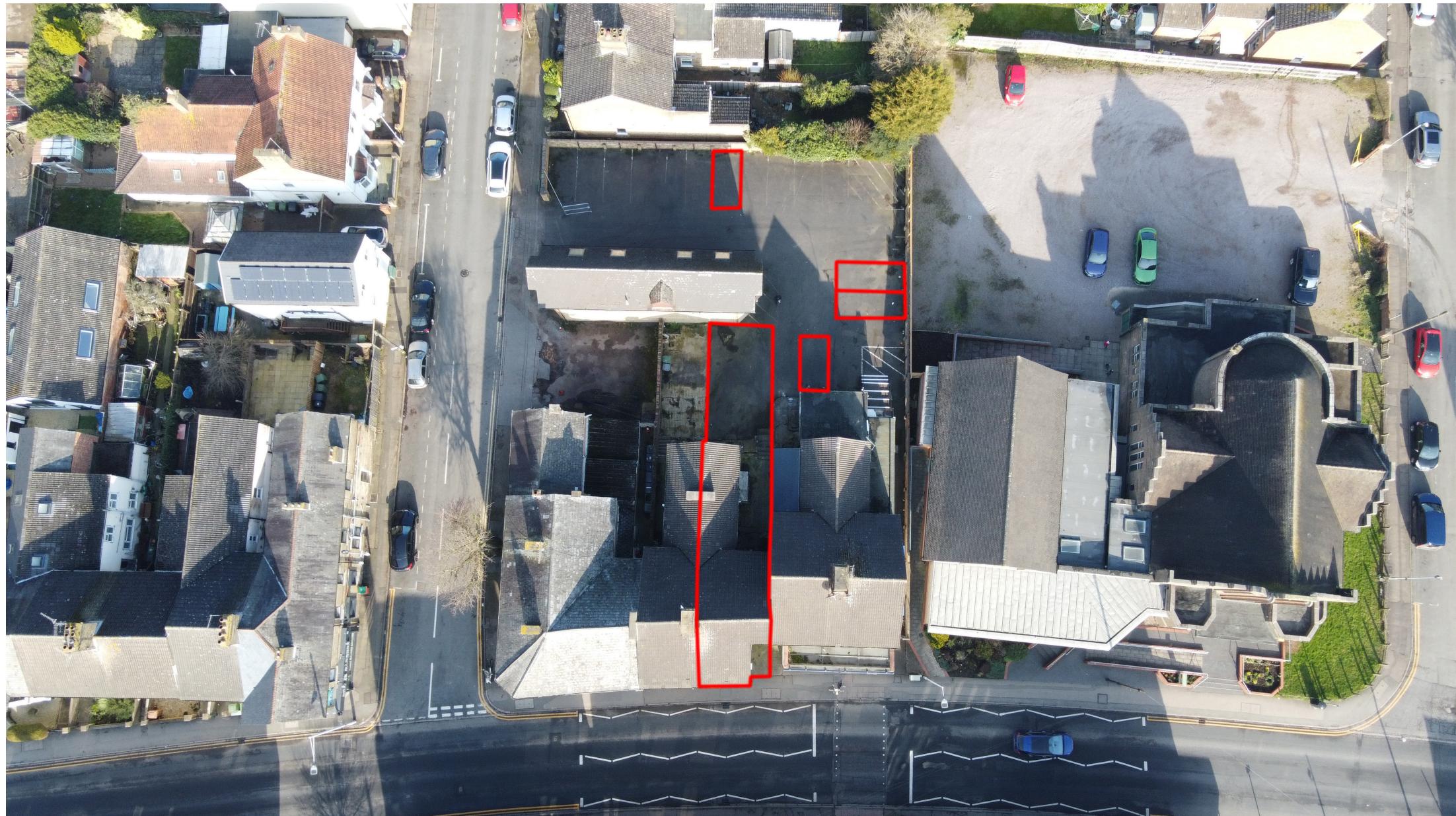


Peterborough

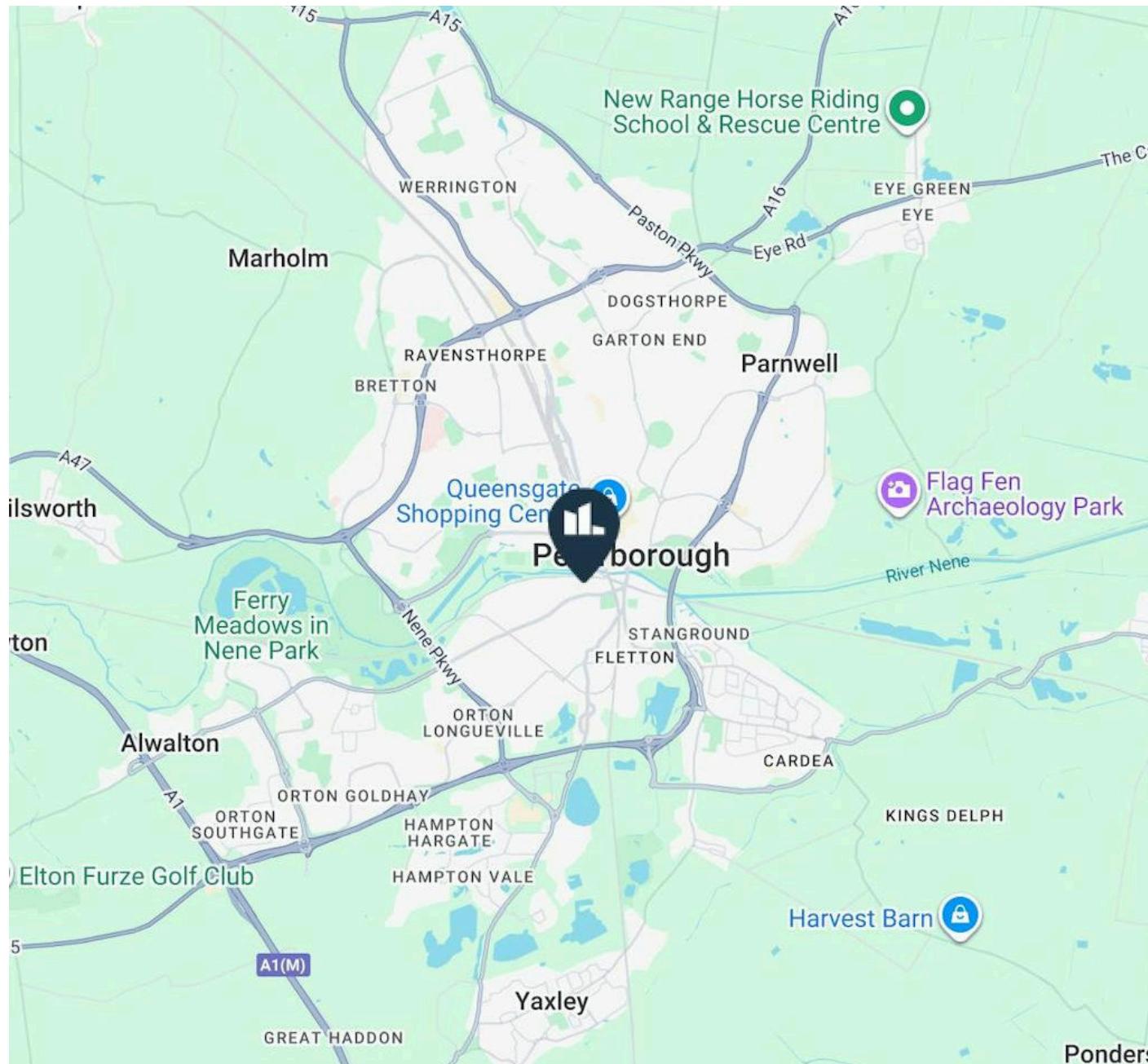
Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, eateries, and entertainment options. It's a popular destination for both locals and visitors. Brotherhood, Peterborough One, Serpentine Green and Bretton are other notable retail areas. The redevelopment of the East of England Showground will be transformative, and will bring new retail, leisure, care and entertainment options.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028.
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral









Location

Unit 67 occupies a prominent position on both Oundle Road and Jubilee Street. Oundle Road is a busy retailing thoroughfare and connects at either end to Nene Parkway and London Road. Nearby occupiers include Tesco Express, Nisa Local, Lidl and Coral. Only a minutes walk to the West on Oundle Road is Guild House. Developers MJS are well advanced in the redevelopment of the building into 138 apartments which will dramatically improve the immediate location and provide footfall for the commercial units.

The location allows for easy access into Peterborough city centre and the train station, being only a 10 minute walk away and also provides access to the amenity of the Nene River only a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - 67	1,372	127.46	Available
Total	1,372	127.46	

DESCRIPTION

The adjoining property forms part of a terrace of buildings on the Northern side of Oundle Road.

67 Oundle Road currently comprises a well proportioned ground floor commercial unit with one flat arranged over the part ground and first floor. The property benefits from existing utility services and 4 car parking spaces in the rear car park which is accessed from Jubilee Street.

PLANNING PERMISSION

67 Oundle Road - The property benefits from planning permission dated 13/11/2024 to convert the upper floors and part ground floor to 2 x 1 bedroom apartments. Full information can be found at the planning portal under reference number - 24/01174/FUL. Floor plans are available within our dataroom upon request.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information

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