

32-36 Bridge Street, Peterborough PE1 1DP

Retail Shop to Let



Ground Floor: 11,650 sq. ft (1,082.3 sq. m)

First Floor: 11,888 sq. ft (1,104.4 sq. m)

Second Floor: 610 sq. ft (56.7 sq. m)

Total: 25,275 sq. ft (2,348.1 sq. m)

Summary

Location

The premises are located on Bridge Street, a primarily pedestrianised retail thoroughfare in Peterborough City Centre, forming a key part of the city's retail offering . Nearby national retailers and restaurant operators include Waterstones, Nando's, Barclays, Costa, Greggs and Pizza Express. A variety of independent retailers also trade within the area including Bijou Café, Dice Box and Sue Ryder Charity Shop. Located just a 3-minute walk from the Queensgate Shopping Centre and Cathedral Square, Bridge Street benefits from its close proximity to the city's prime retail and leisure offering.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2026 £124,000 Interested parties are advised to make their own enquiries of the City Council.

Rental Guide

£150,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Legal Costs

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

VAT

The property is elected for VAT.

EPC

The property currently has an energy rating B(33). Full details available on request.

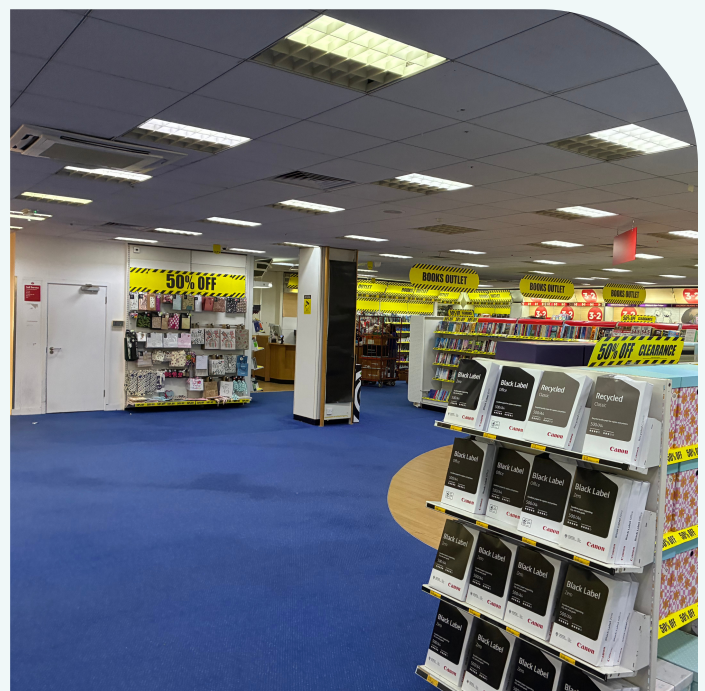


Accommodation

The premises are arranged on Ground, First and Second Floor. First Floor Storage and Staff and Second Floor Storage only.

Description	Sq ft
Ground Floor	11,650 sq. ft (1,082.3 sq. m)
Loading Bay	1,127 sq. ft (104.7 sq. m)
First Floor	11,888 sq. ft (1,104.4 sq. m)
Second Floor Plant Room	610 sq. ft (56.7 sq. m)
Total (NIA)	25,275 sq. ft (2,348.1 sq. m)

There are WC facilities and Goods lift / rear loading



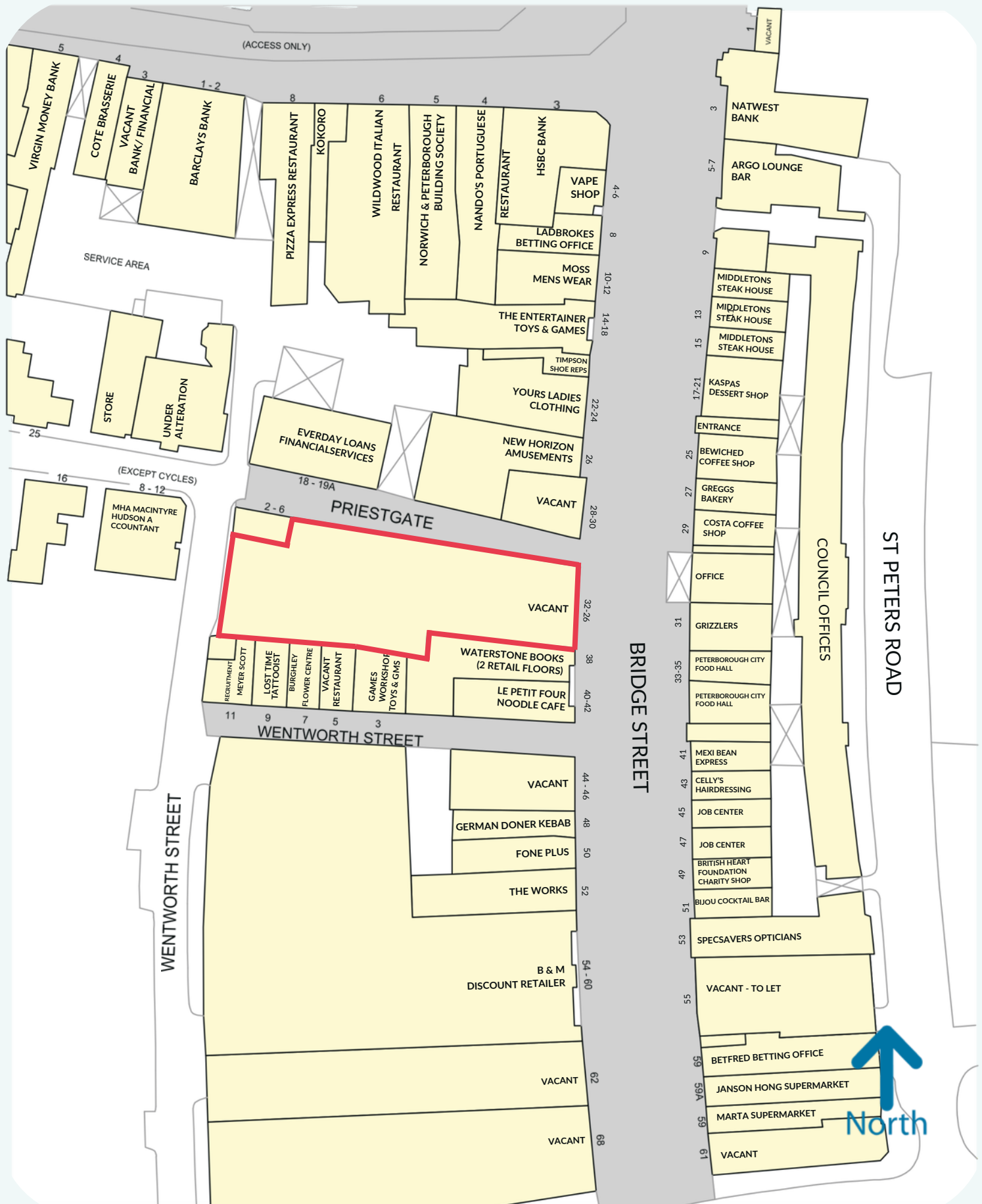
Ground Floor



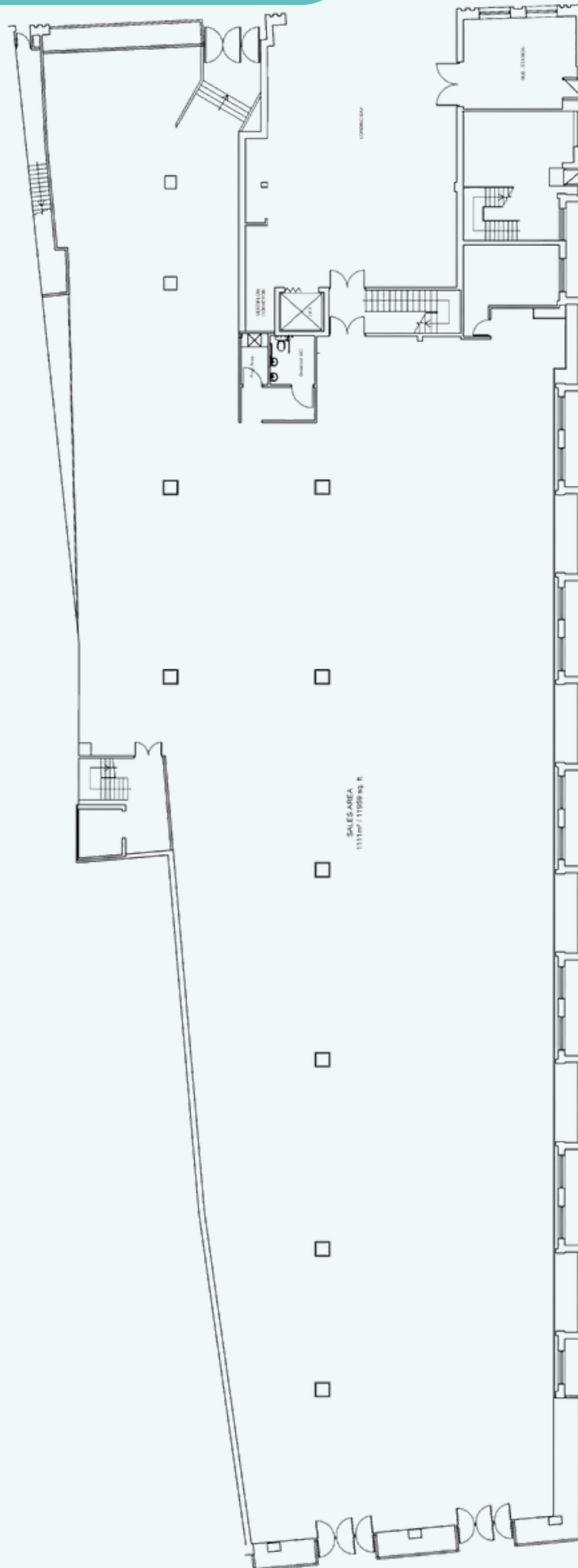
First Floor



Location



Floor Plan





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