

44-46 Bridge Street, Peterborough PE1 1DT

Retail Shop to Let



Ground Floor: 2,370 sq. ft

First Floor: 2,250 sq. ft

Second Floor: 2,377 sq. ft

Total: 6,997 sq. ft

Summary

Location

The premises are located on Bridge Street, a primarily pedestrianised retail thoroughfare in Peterborough City Centre, forming a part of the city's principal retail areas. Nearby occupiers include a mix of national retailers such as Waterstones, Nando's, Barclays, Costa, Greggs and Pizza Express. A mix of independent retailers also trade such as Bijou Cafe, Dice Box, Sure Ryder Charity Shop and MM Fabrics and Accessories

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.

Rental Guide

£75,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT.

Business Rates

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

Rateable Value 2026 £64,500 Interested parties are advised to make their own enquiries of the City Council.

Legal Costs

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

EPC

The property currently has an energy rating B(50). 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	2,370 sq. ft
First Floor	2,250 sq. ft
Second Floor	2,377 sq. ft
Total	6,997 sq. ft

There are WC facilities and Goods lift / rear loading



Ground Floor

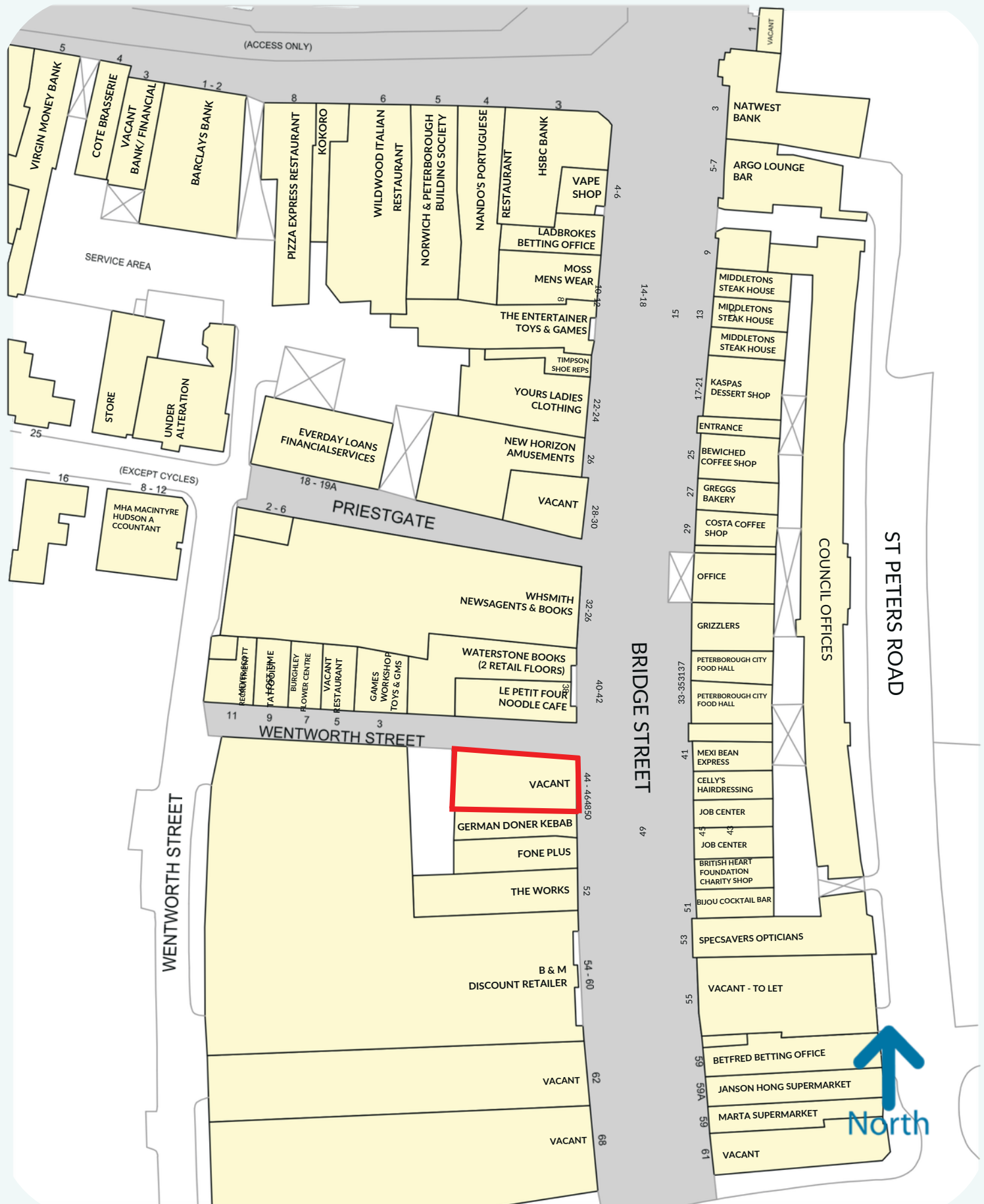


First Floor

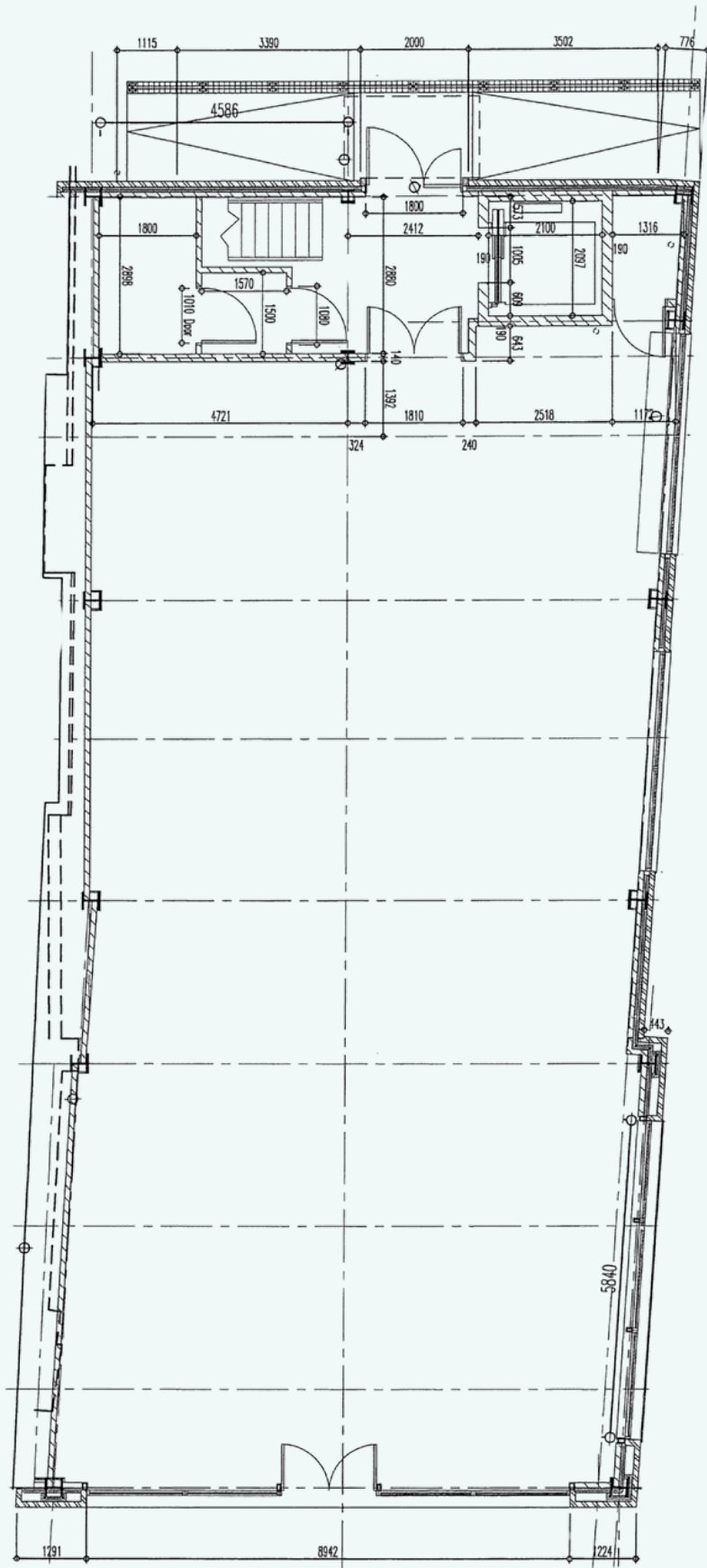


Second Floor

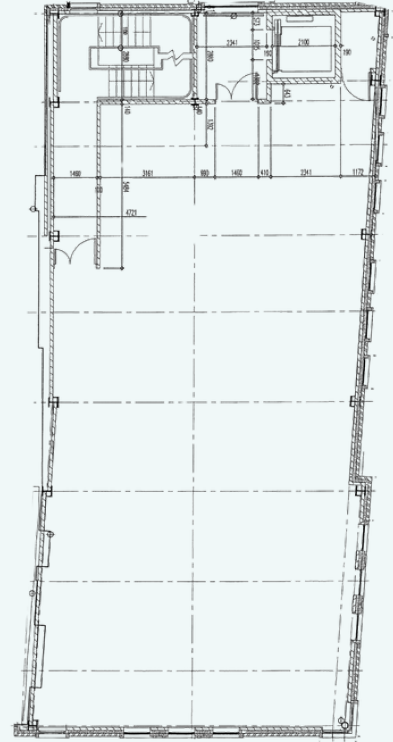
Location



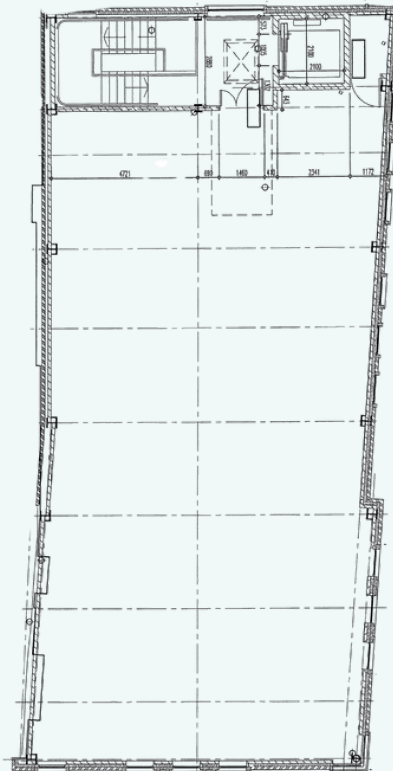
Floor Plan



Ground Floor



First Floor



Second Floor

*Get in touch with
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