

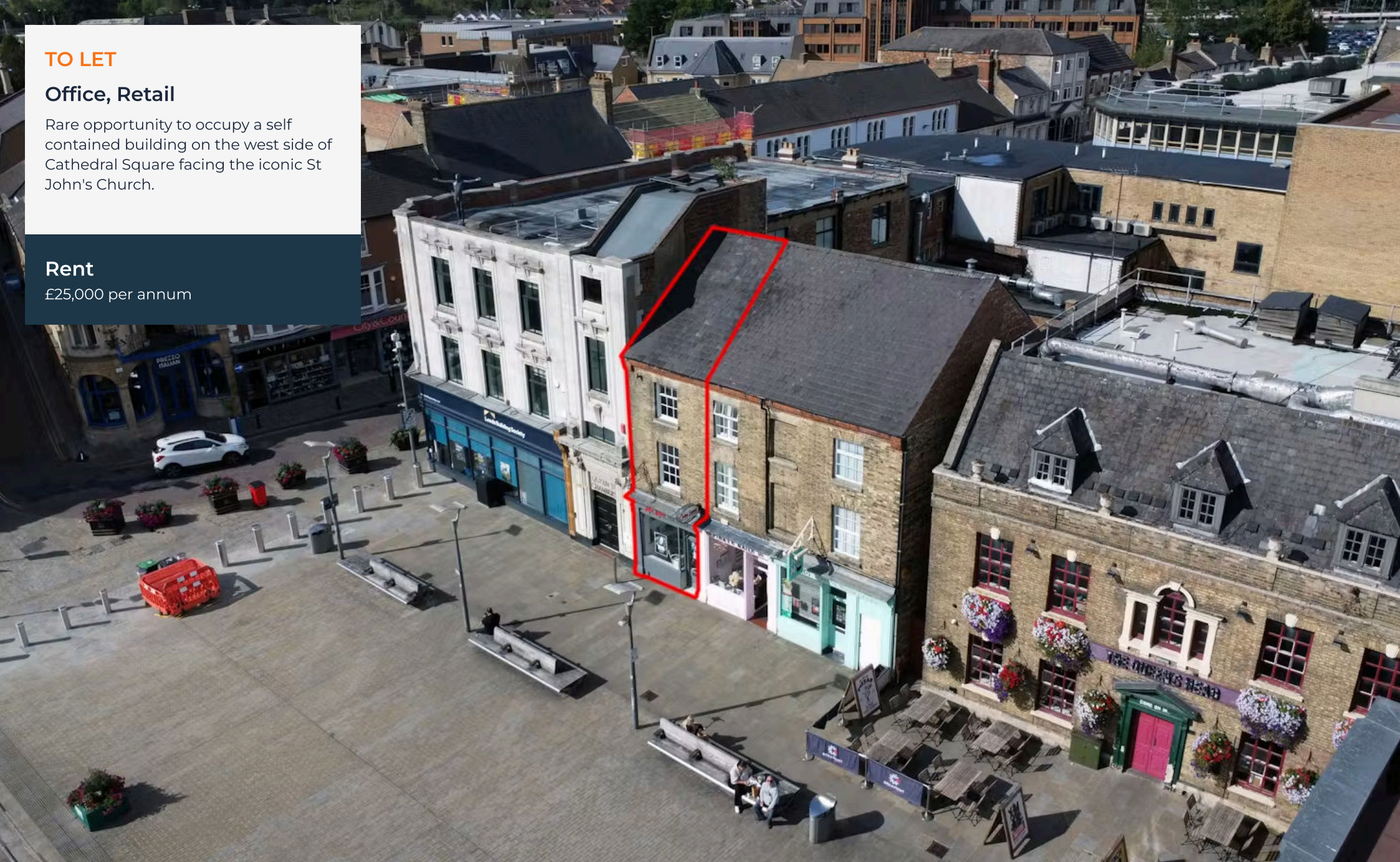
## TO LET

### Office, Retail

Rare opportunity to occupy a self contained building on the west side of Cathedral Square facing the iconic St John's Church.

### Rent

£25,000 per annum





## Summary



Prime location in Cathedral Square within the city centre



Access to rear of the building via side entrance enabling access to upper floors



On route to one of the pedestrian entrances into Queensgate Shopping Centre, offering good levels of passing footfall and prominence



Recently redecorated



Glass frontage with Georgian sash windows on the 1st and 2nd floors.





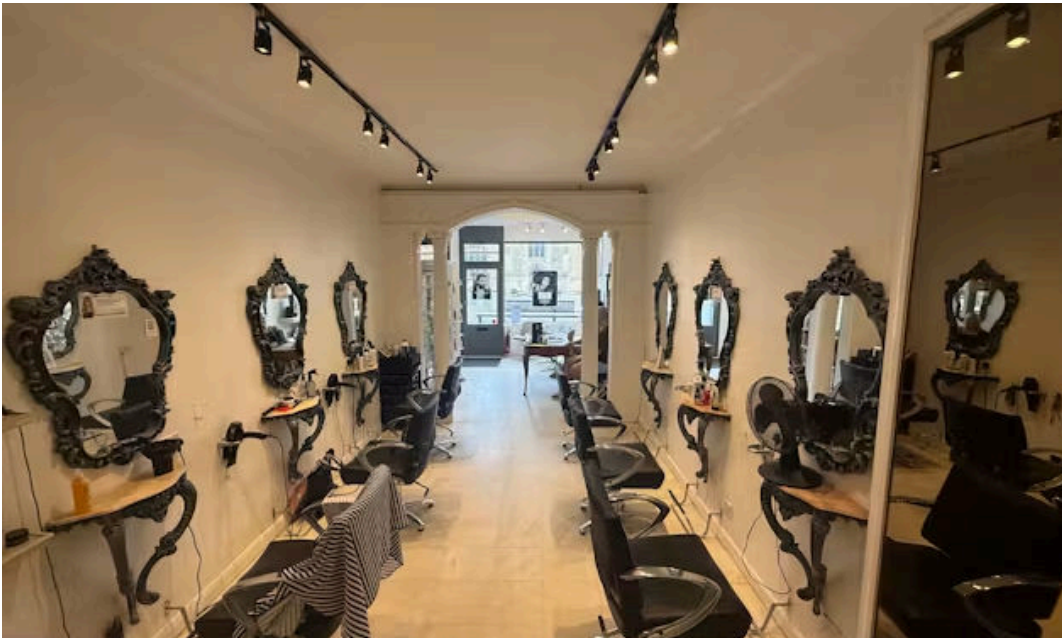


## Peterborough

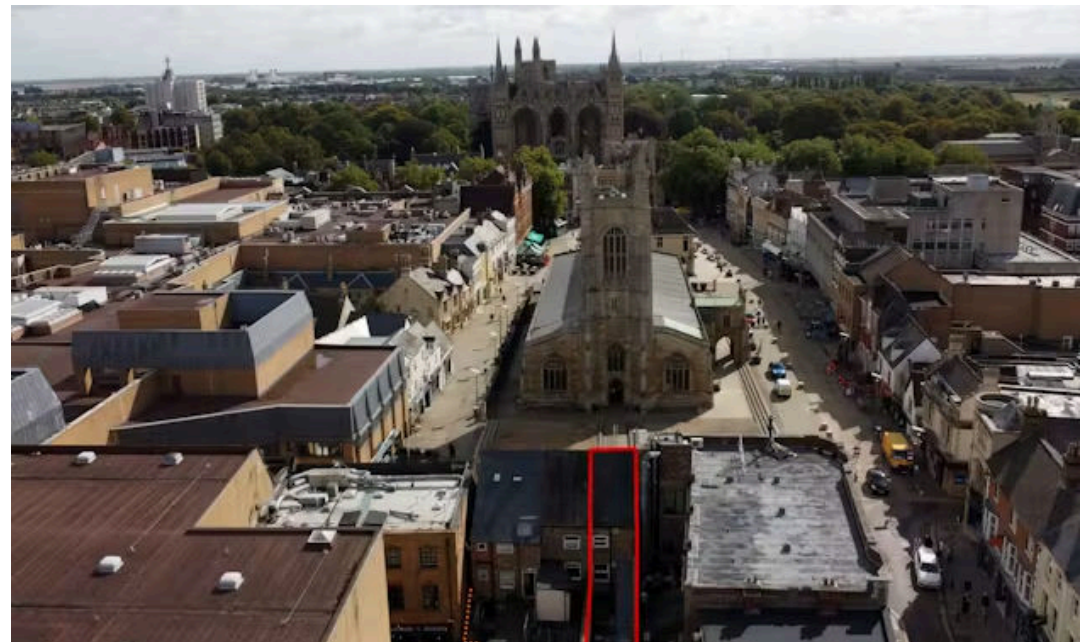
Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, 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 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

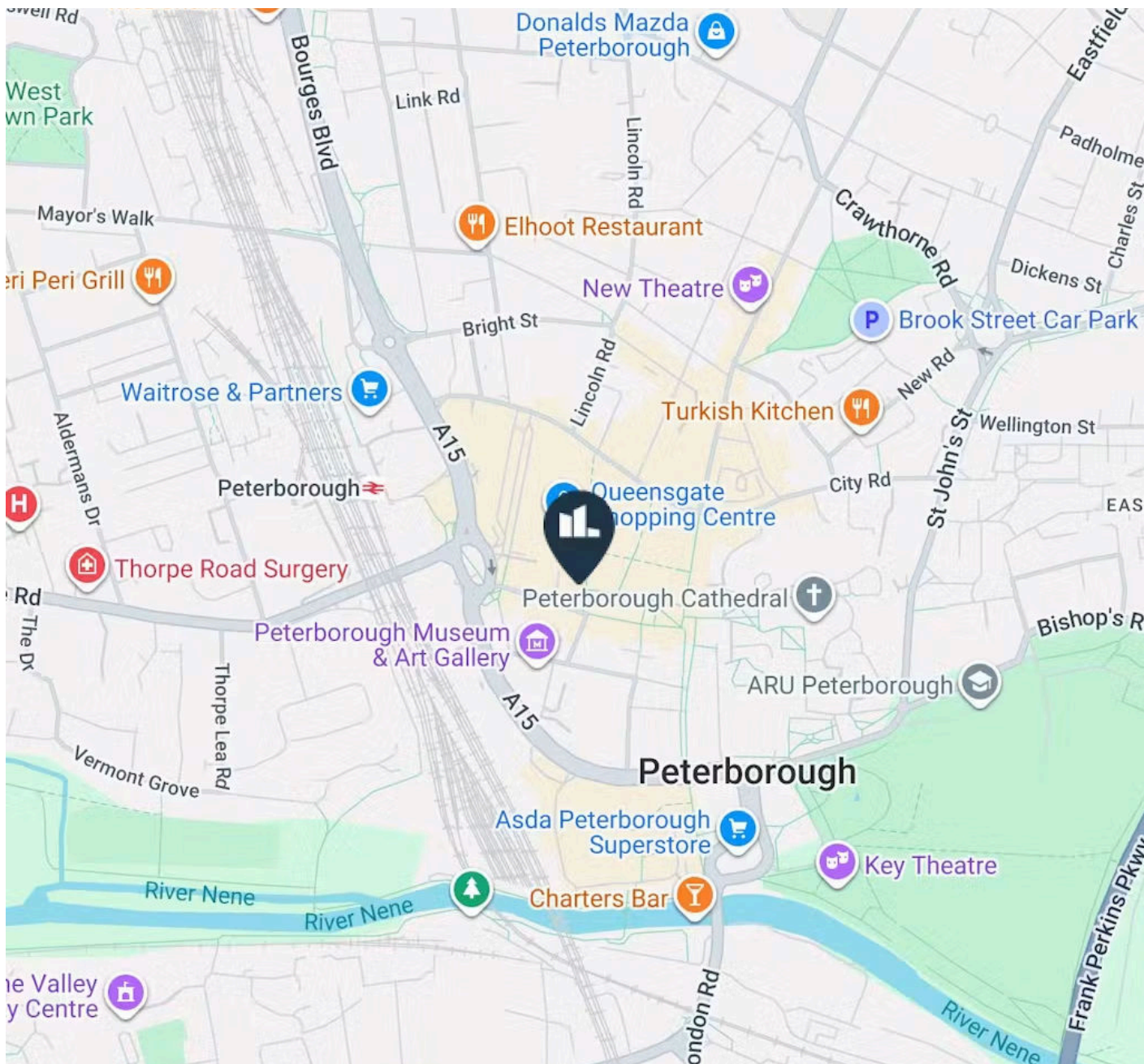












## Location

Peterborough is a major regional centre with a resident population in excess of 200,000 and a catchment of over 600,000 within 25 miles. It is one of the UK's fastest growing cities and home to the country's newest University - Anglia Ruskin Peterborough. The city benefits from very good connectivity, being located just off A1 (M) and at the junctions of the A15, A47 and A605. The East Coast Mainline runs through Peterborough station, offering a journey time to Kings Cross of just 48 minutes and to York in just 1hr 5 minutes.

The building is located on Queen Street within Cathedral Square and occupies a prominent position along the walkway towards Queensgate Shopping Centre. Deliveries can be dropped on Cowgate. The building is well placed to benefit further from the new station improvement works, in particular the new level access from the station over the roundabout. The access is being vastly improved and will encourage much more footfall from the station towards the City Centre and Cathedral.

Occupiers in the immediate vicinity are the well known Kiko Sushi & Bubble Tea, Pinky's nails and Leeds Building Society, as well as Turtle Bay, Prezzo, Kathmandu Lounge, Five Guy's & Ben & Jerry's ice cream.

## Accommodation

The accommodation comprises the following areas:

| Name   | Sq ft | Sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 645   | 59.92 | Coming Soon  |
| 1st    | 248   | 23.04 | Coming Soon  |
| 2nd    | 248   | 23.04 | Coming Soon  |
| Total  | 1,141 | 106   |              |

DESCRIPTION

Self contained building over three floors. The ground floor has been occupied by by a well known hair salon for over 25 years leaving a legacy for the building. The upper floors of the building have been used by separate related businesses and as storage. The building has access to the rear door via an entrance at the side of Kiko's Sushi which could allow occupiers to use the upper floors without walking through the front of the building.

EPC

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SERVICE CHARGE

n/a

RENT

£25,000 per annum

BUSINESS RATES

Rates Payable: The floors have been separately assessed. The occupier may benefit from Small Business Rate Relief (SBRR) based on the current RV

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Further Information



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