

TO LET

Former Iceland Store - adaptable retail/leisure unit available in prime city centre location

Rent

£78,000 per annum



Summary



24 hour parking on site



High pedestrian footfall location



Short walk to City Centre



Great frontage and display



Open plan, adaptable space



Kitchen and staff breakout areas

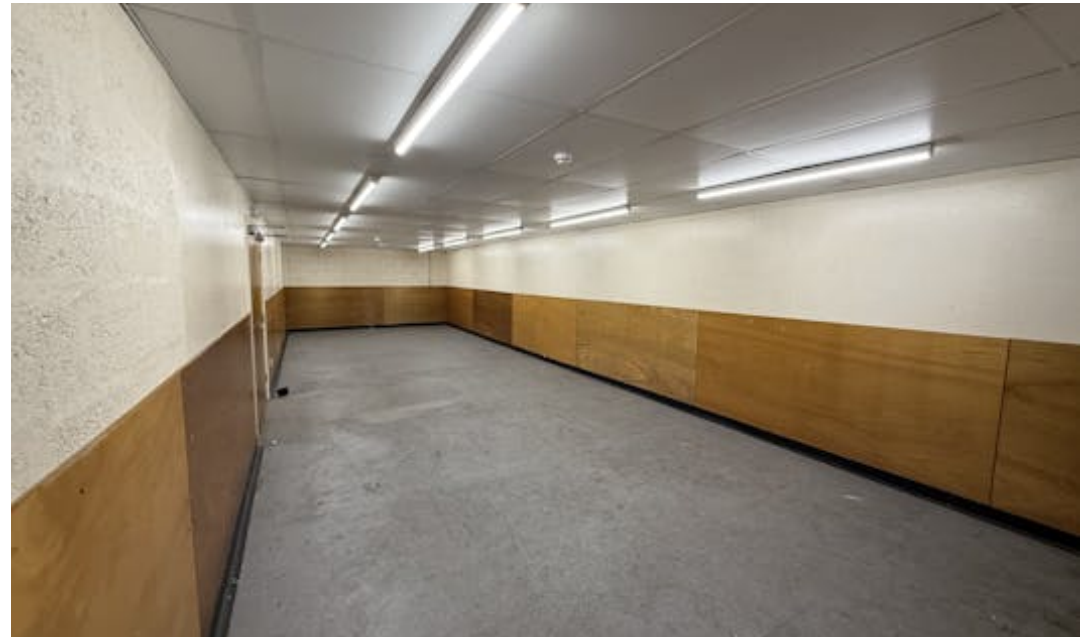
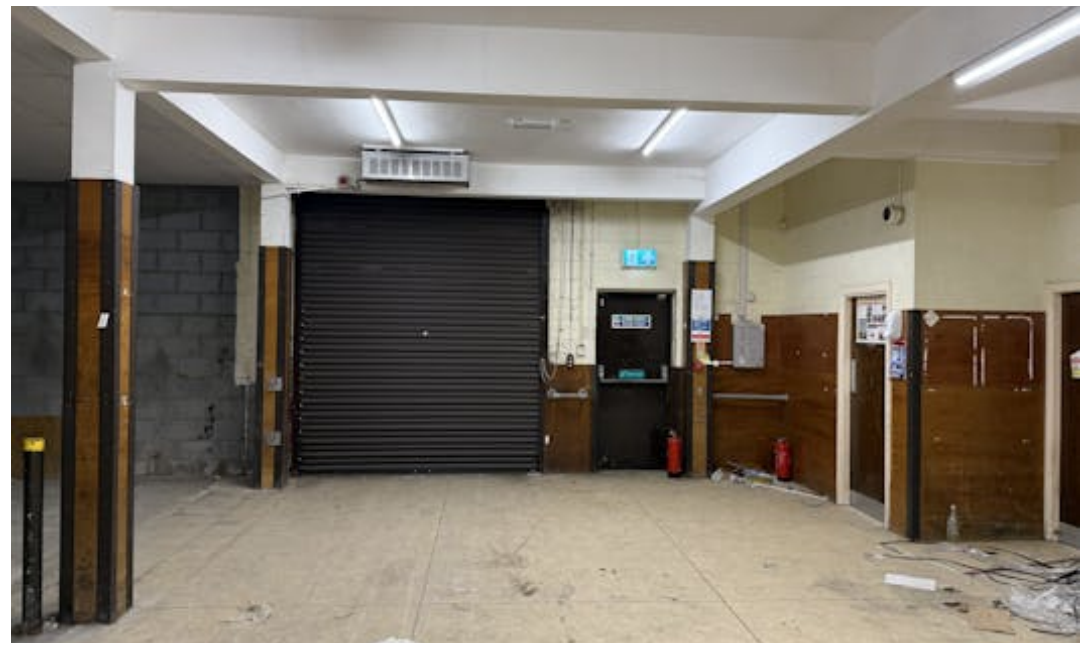


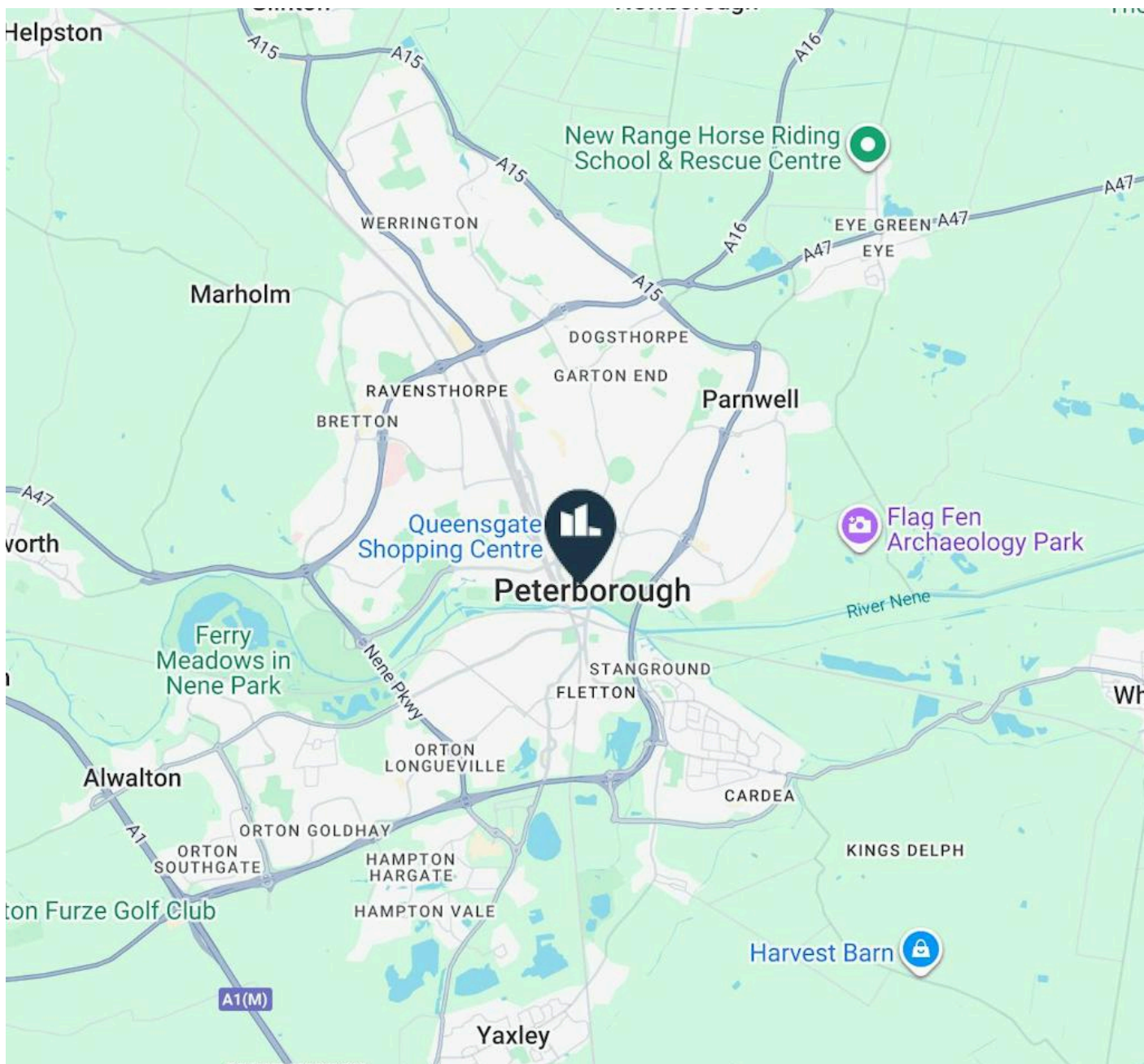


Peterborough

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

The former Iceland store is prominently located within the Rivergate Shopping Centre in central Peterborough, just off the A15 and only a short walk from Peterborough Train Station and the town centre. This well-positioned unit benefits from excellent transport links and high visibility, making it an attractive opportunity for retail, leisure or food and beverage occupiers.

With a steady stream of shoppers, commuters, and visitors heading towards Weston Homes Stadium, the unit offers a prime opportunity for businesses seeking to capitalise on Rivergate's position as a convenient destination for leisure, retail and F&B.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	7,800	724.64	Available
1st - Staff area/WC's	1,500	139.35	Available
Total	9,300	863.99	

DESCRIPTION

Rivergate is a vibrant shopping, food and drink quarter featuring a diverse mix of tenants including a Bubble Tea House, Greek restaurant, specialist grocers, and the well-known Italian restaurant, Fratelli's. The centre enjoys strong daily footfall with pedestrian flow along Viersen Platz, through the covered mall connecting to Asda and the extensive surface car park.

The property comprises a ground floor retail unit with a prominent glazed frontage, providing excellent visibility for passing trade. To the rear, the unit includes a dedicated storage area with roller shutter doors offering convenient loading access.

Additional accommodation is provided at first floor level, including office space, WC facilities, and a kitchen area, making the property versatile and well-suited to a variety of commercial occupiers.

RENT

£78,000 per annum

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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