

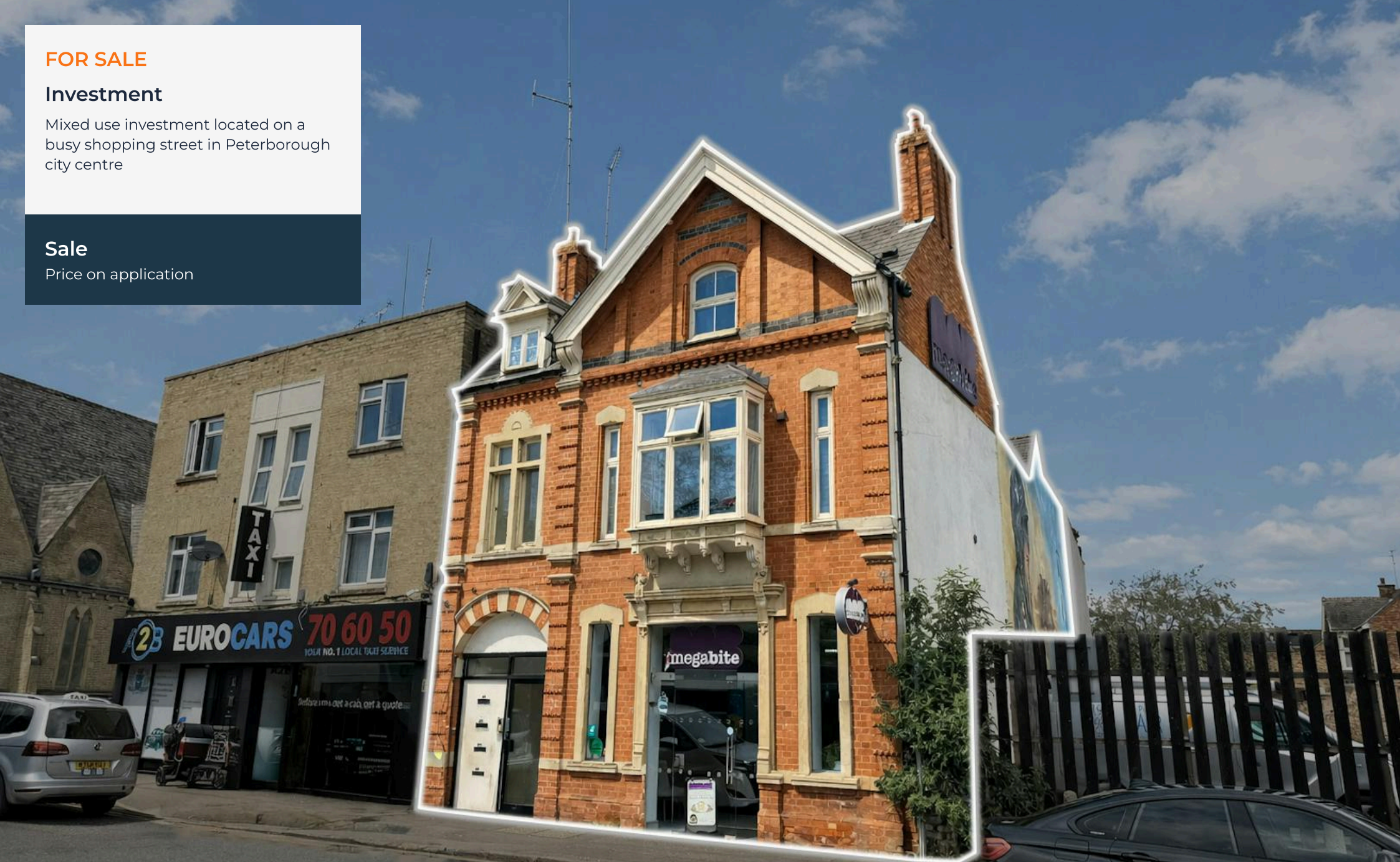
FOR SALE

Investment

Mixed use investment located on a busy shopping street in Peterborough city centre

Sale

Price on application



Summary



Freehold



Mixed use building comprising a restaurant at ground floor and 4 apartments on the first and second floors



The restaurant unit is offered with vacant possession and includes a fully fitted commercial kitchen together with an extraction system and cold storage



4 residential apartments let on ASTs producing an income of £33,840 per annum



Totalling 2,855 sq ft NIA over ground and two upper floors



Located in prime city centre location close to the train & bus station, Queensgate Shopping Centre, Brewery Tap - Brewpub & Thai restaurant & Waitrose providing ample car parking



Price on application





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.

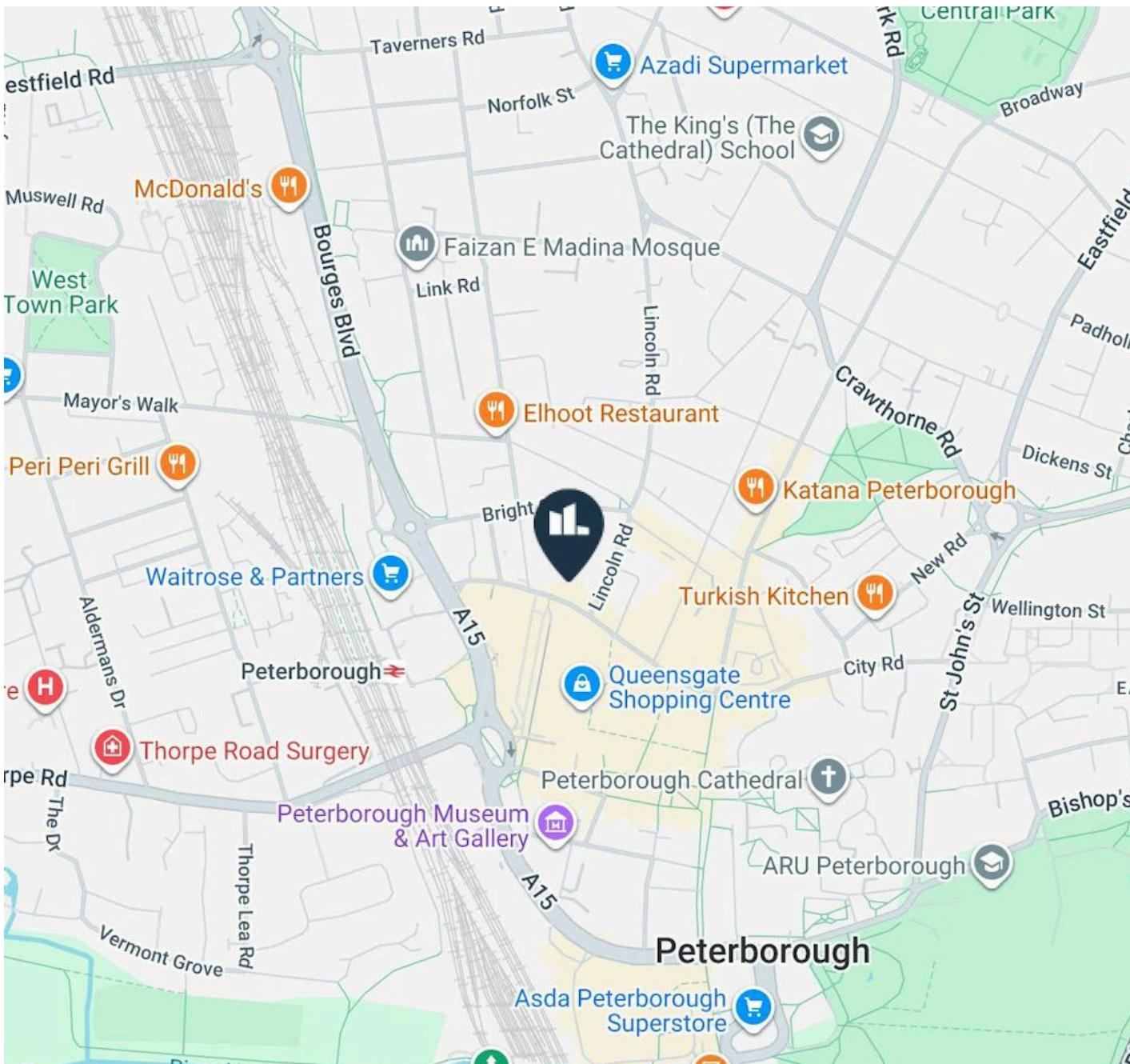
- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area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





Tenancy Schedule - 60 Westgate, Peterborough PE1 1RG

Address / Unit	Floor	Use	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Lease Break	Rent Review	Rent pa	Rent psf / pcr	Comments
60D Westgate	2nd	Resi	Private AST	377	01/04/2026	31/03/2027	N/A	N/A	£7,200	£600.00	I. 1 bed 1 bath
60C Westgate	1st	Resi	Private AST	450	10/03/2026	09/03/2027	N/A	N/A	£8,400	£700.00	I. 1 bed 1 bath
60B Westgate	1st	Resi	Private AST	328	01/04/2026	31/03/2027	N/A	N/A	£8,880	£740.00	I. 1 bed 1 bath
60A Westgate	1st	Resi	Private AST	354	04/03/2026	03/03/2027	N/A	N/A	£9,360	£780.00	I. 1 bed 1 bath
60 Westgate	Ground	Restaurant	Vacant	1,346	N/A	N/A	N/A	N/A	-	-	I. ERV of circa £25k per annum II. Fully fitted commercial kitchen within unit
				2,855					£33,840		



Location

The property occupies a prominent position fronting Westgate, one of Peterborough city centre's principal retailing streets with street level access to the Queensgate Shopping Centre only moments away. This further enhances the strength of the retailing environment with Westgate already benefitting from strong levels of footfall, serving a wide catchment of local residents and visitors and is home to a mix of national and independent occupiers including Creams Café, Subway, Furniture Warehouse and The Banyan Tree.

The surrounding area has seen continued investment and regeneration, with improvements to the public realm and ongoing residential and mixed-use development schemes reinforcing Peterborough's role as a key commercial hub within the region. The city continues to attract occupiers and investment due to its strategic location and growing population.

The property benefits from excellent transport connectivity, lying within a short walk of Peterborough Railway Station, which provides regular direct services to London King's Cross (from approximately 50 minutes), as well as connections to Cambridge, Birmingham and the wider East of England. Numerous bus routes serve the city centre, providing extensive links across Peterborough and the surrounding areas.

Road communications are strong, with the A1(M) located approximately 3 miles to the west, providing direct access to London, the Midlands and the wider motorway network. The A47 also offers east-west connectivity across the region. Together, these transport links ensure the property is well connected on both a regional and national level.

DESCRIPTION

60 Westgate comprises an attractive end-of-terrace, period building arranged over ground and two upper floors beneath a pitched roof. The property is of traditional brick construction with ornate stone detailing, featuring a distinctive façade with bay windows and strong architectural character.

The property is configured to provide a prominent ground floor commercial unit with a central entrance fronting Westgate, benefitting from good visibility and branding opportunities. The ground floor provides a well-proportioned trading area with a fully fitted commercial kitchen together with an extraction system and cold storage to the rear.

The upper parts have been converted to provide four self-contained one-bedroom flats, accessed separately from the ground floor commercial unit. The residential accommodation benefits from good levels of natural light and provides well-configured living space across the upper floors.

The building occupies a prominent end-of-terrace position, enhancing visibility, and offers a well-balanced mixed-use investment with both commercial income and residential accommodation.

PLANNING

The property is situated within the Peterborough City Council local authority area and sits within the Peterborough Central Conservation Area, but it is not listed.

TENURE

The building is held freehold under title number CB119756. Copies of the title documents are available upon request.

EPC

The commercial unit has an EPC rating of C (66) with all the flats achieving ratings of D. Copies of the certificates are available upon request.

DATA ROOM

Please contact Tydus Real Estate for access to the data room.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

C

VAT

The property is elected for VAT and will therefore be treated as Transfer of Going Concern.

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



Joe Sagoe

07869 046125

joesagoe@tydusre.com



Will Elphinstone

07876 131346

willelphinstone@tydusre.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 01/05/2026