

TO LET

## Retail

Double unit available in Peterborough city centre with high-visibility, ideal for retail, office and leisure

### Rent

£45,000 per annum



## Summary

-  City centre premises, short walk from Cathedral Square
-  Adaptable space for various retail purposes
-  Prominent location with high footfall
-  Visible shop front and window display
-  Large open plan shop floor or office space with additional meeting rooms
-  Staff room, fitted kitchen, male and female WCs

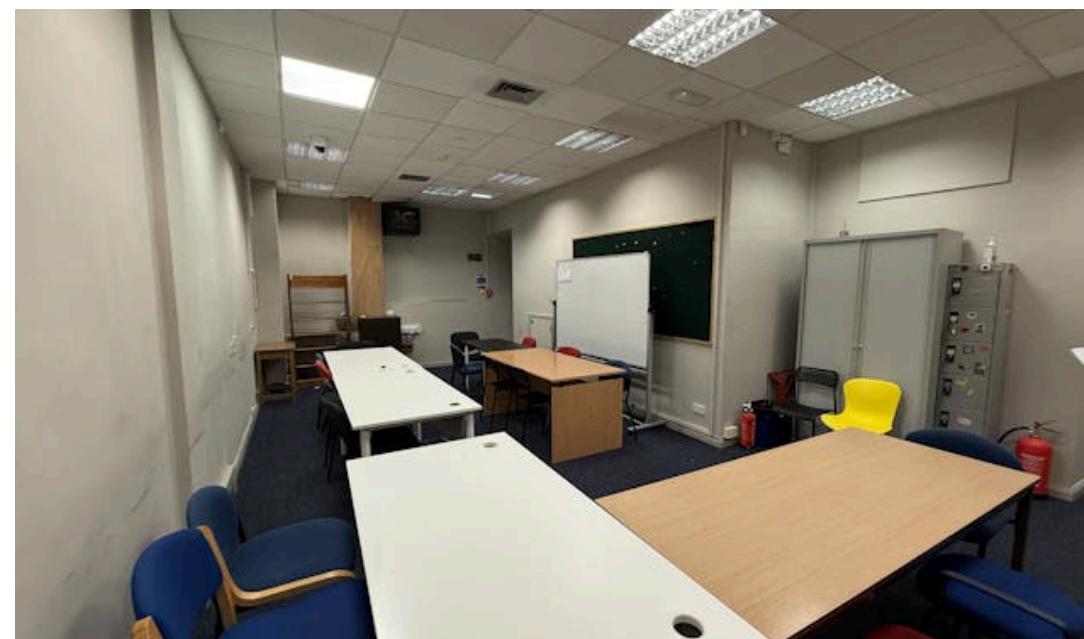


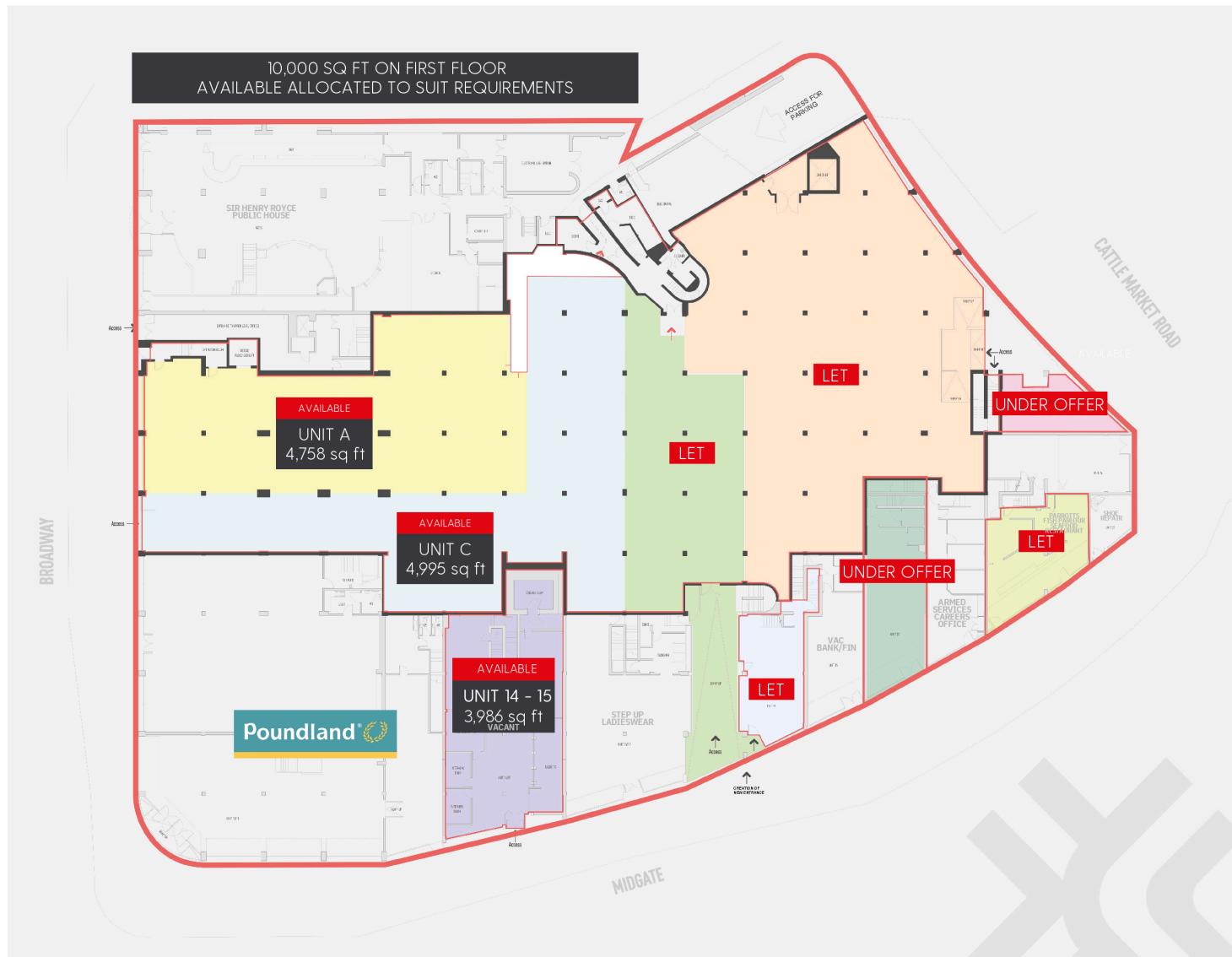


## Peterborough

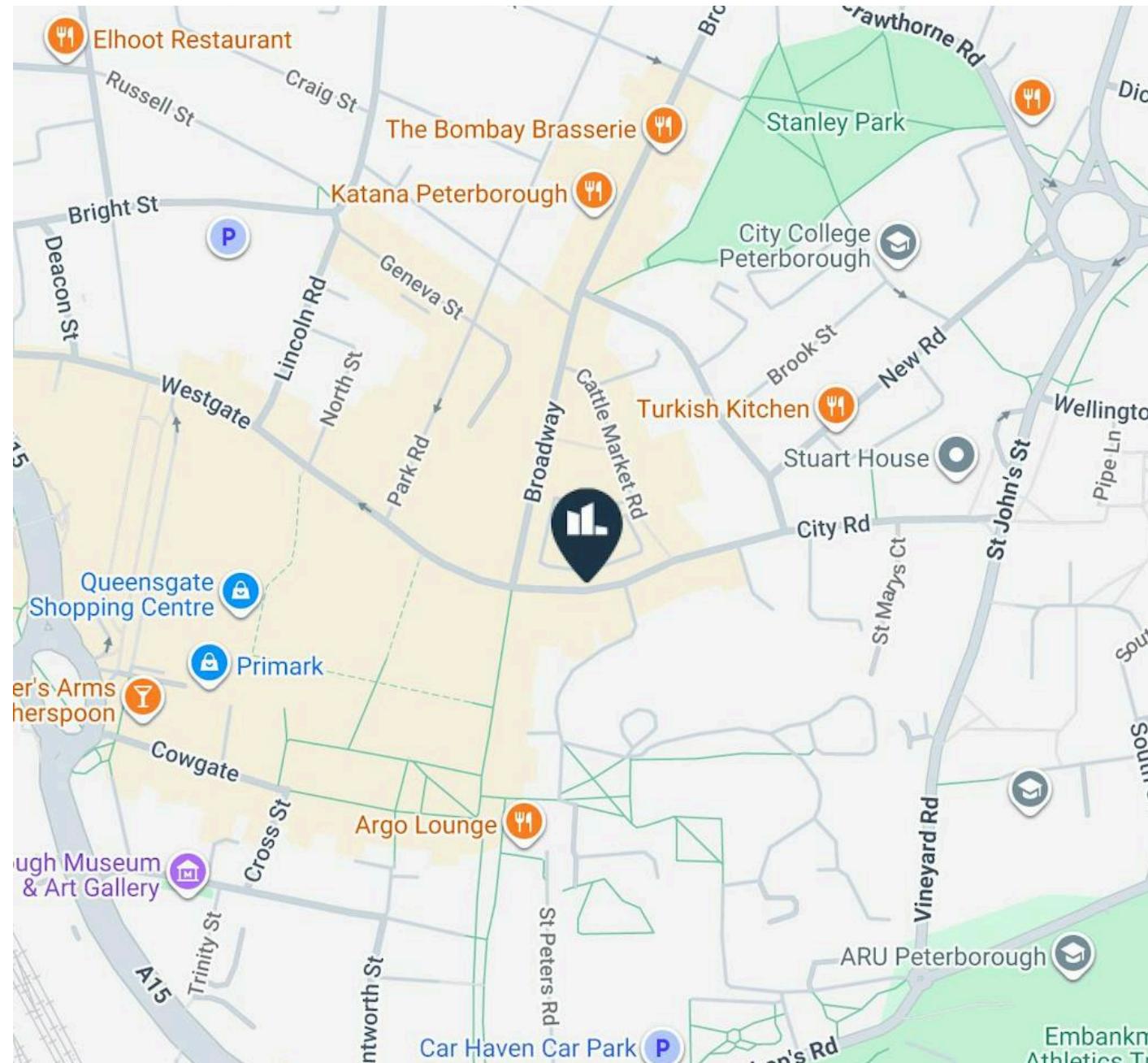
Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands,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





UNIT	SIZE (sq ft)	COMMENTS
UNIT A	4,758	Own access and frontage onto Broadway
UNIT C	4,995	
UNIT D	2,530	Combined space available in D & E up to 10,560 sq ft
UNIT E	8,030	
UNIT 20	1,666	Self-contained with great frontage
UNIT 25	979	Self-contained
1ST FLOOR	10,000	Up to 10,000 sq ft available accessed from front/ rear of unit
<b>TOTAL</b>	<b>32,688</b>	



## Location

Hereward is situated in the heart of Peterborough, one of the fastest-growing cities in the UK. The arrival of the new ARU University has driven a surge in demand for city centre amenities. Additionally, businesses are increasingly relocating back to the city centre, attracted by convenient travel links to London and the ability to retain staff seeking access to a vibrant mix of shops, outdoor spaces, gyms, bars, and restaurants during and after work.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	2,351	218.42	Available
1st	1,635	151.90	Available
<b>Total</b>	<b>3,986</b>	<b>370.32</b>	

## DESCRIPTION

This prominent double retail/office unit offers an excellent opportunity for customer-facing occupiers seeking strong street presence in a city centre location. The property benefits from extensive frontage onto a busy street, providing high-visibility and strong pedestrian footfall.

The ground floor offers flexible open-plan accommodation with private meeting and breakout rooms, ideal for retail, showroom or client-facing office use. The first floor provides additional breakout space, staff facilities and storage, creating a practical and efficient layout.

Located just a short walk from Cathedral Square, Hereward is an emerging city centre commercial hub with ongoing regeneration and new retail and leisure developments planned nearby.

With excellent visibility and future growth potential, this unit is well suited to businesses looking to establish or expand their presence in a prime customer-focused location.

## SERVICE CHARGE

£1.50 per sq ft

## RENT

£45,000 per annum

## BUSINESS RATES

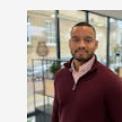
Rateable Value: £35,750

Rates Payable: £4.48 per sq ft

## 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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Generated on 06/02/2026