

## TO LET

### Retail

Ground floor restaurant with fully fitted kitchen in Peterborough city centre

### Rent

£27,000 per annum



## Summary



Fully fitted commercial kitchen



Full extraction system and cold storage



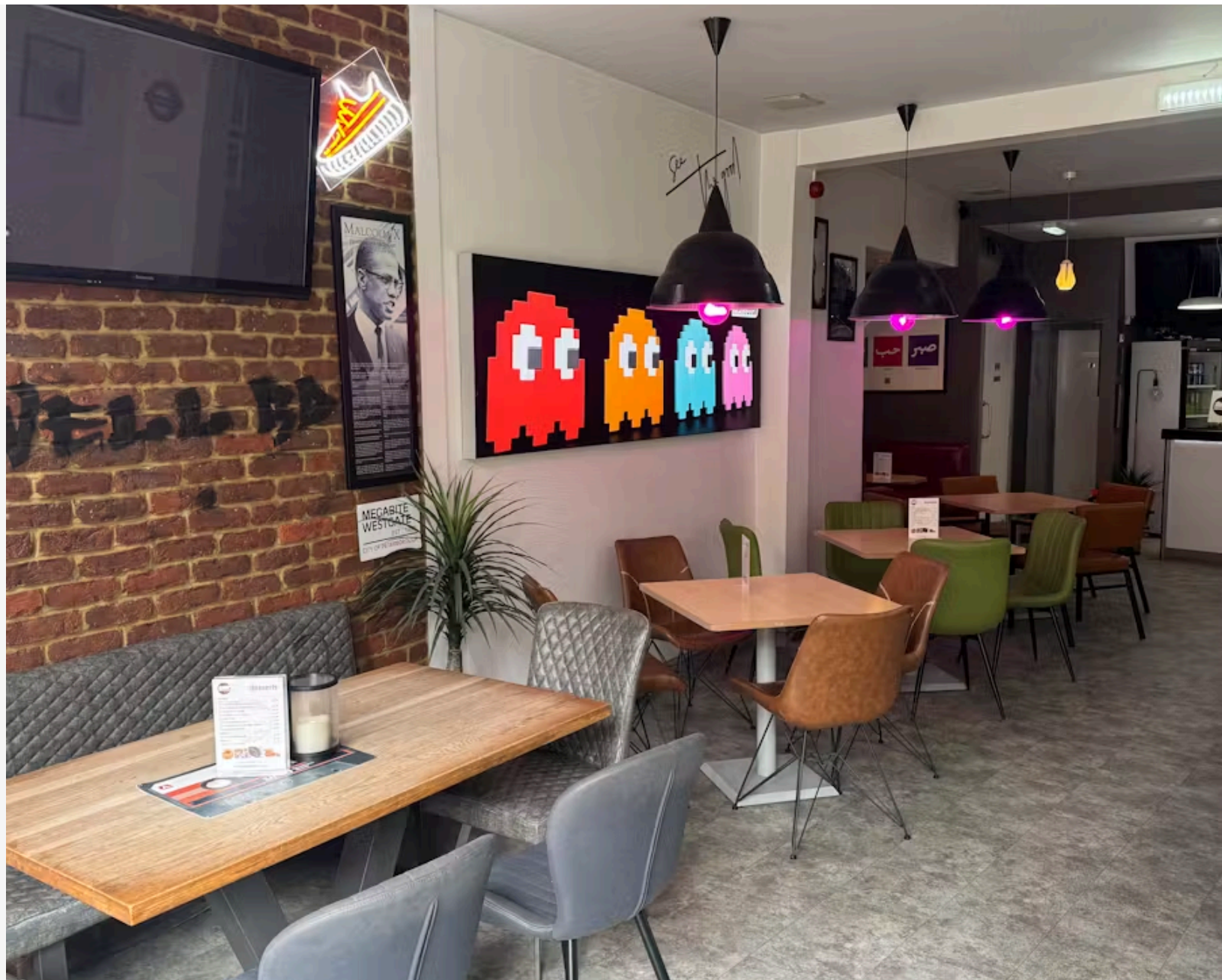
Located in prime city centre location close to the train & bus station, Queensgate Shopping Centre, Brewery Tap - Brewpub & Thai restaurant & Waitrose providing ample car parking



Modern fit out



Great frontage onto busy pedestrian street



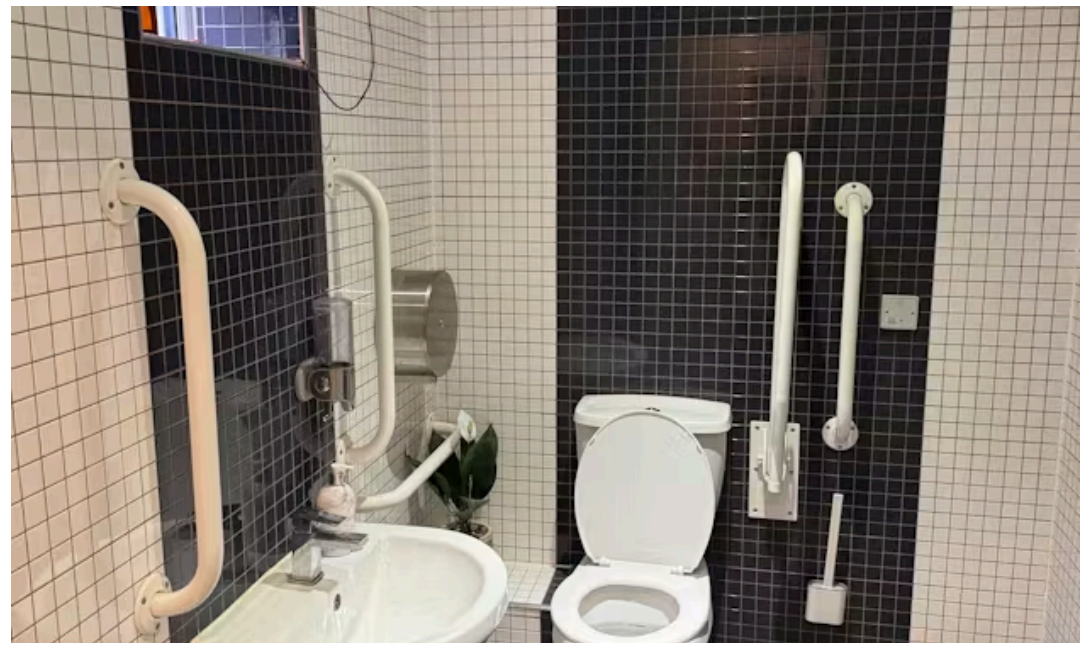


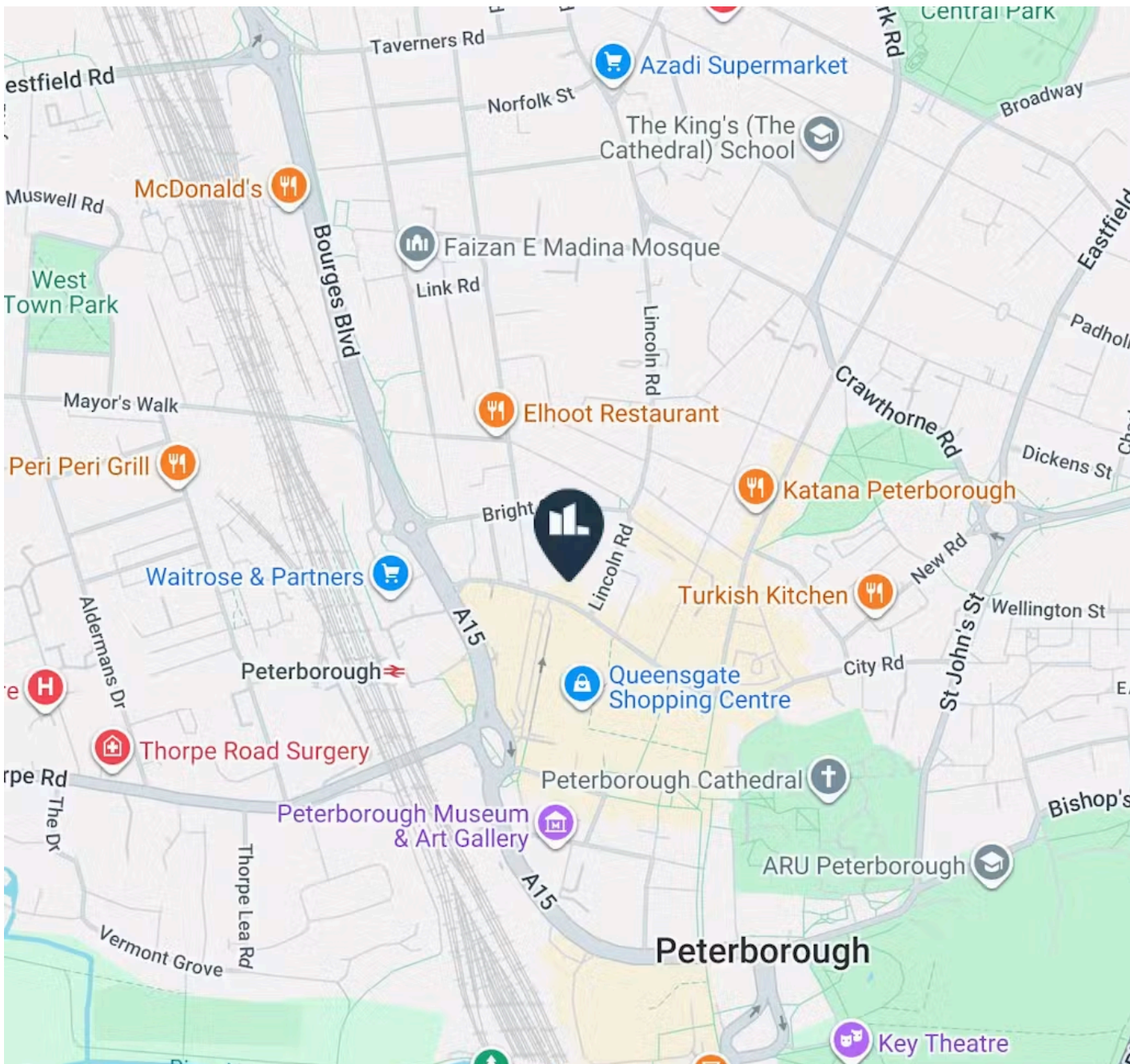
## Peterborough

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

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.

## Accommodation

---

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Restaurant	1,346	125.05	Available
<b>Total</b>	<b>1,346</b>	<b>125.05</b>	

## DESCRIPTION

60 Westgate is an attractive period building with ornate stone detailing, featuring a distinctive façade with bay windows and strong architectural character.

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

## EPC

C (66)

## VAT

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

## RENT

£27,000 per annum

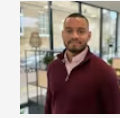
## BUSINESS RATES

Rateable Value: £15,750

## 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](mailto:joesagoe@tydusre.com)



**Will Elphinstone**

07876 131346

[willelphinstone@tydusre.com](mailto: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 10/07/2026