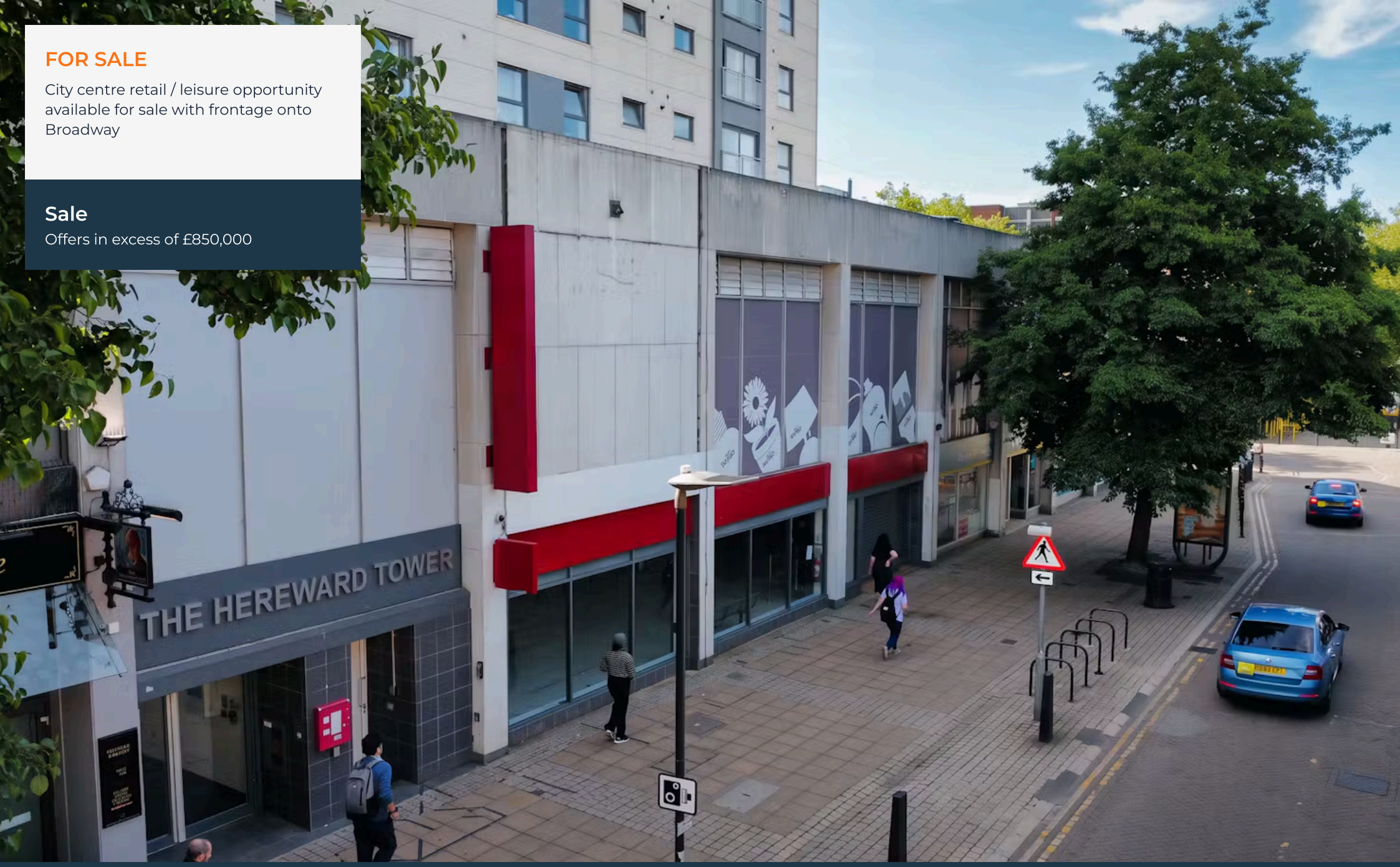


FOR SALE

City centre retail / leisure opportunity available for sale with frontage onto Broadway

Sale

Offers in excess of £850,000

Tydus

Units 4 & 6 Hereward Cross, PE1 1TE

9,753 sq ft (906.08 sq m)

Summary

- Long leasehold interest available for sale
- Substantial city-centre commercial opportunity
- Established retail and leisure destination
- Potential for future asset management and repositioning opportunities, subject to planning and other necessary consents
- Within close proximity of Queensgate Shopping Centre and Cathedral Square
- 5,000 sq ft first floor space available via seperate negotiations

















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









Tydus

Units 4 & 6 Hereward Cross, PE1 1TE

9,753 sq ft (906.08 sq m)







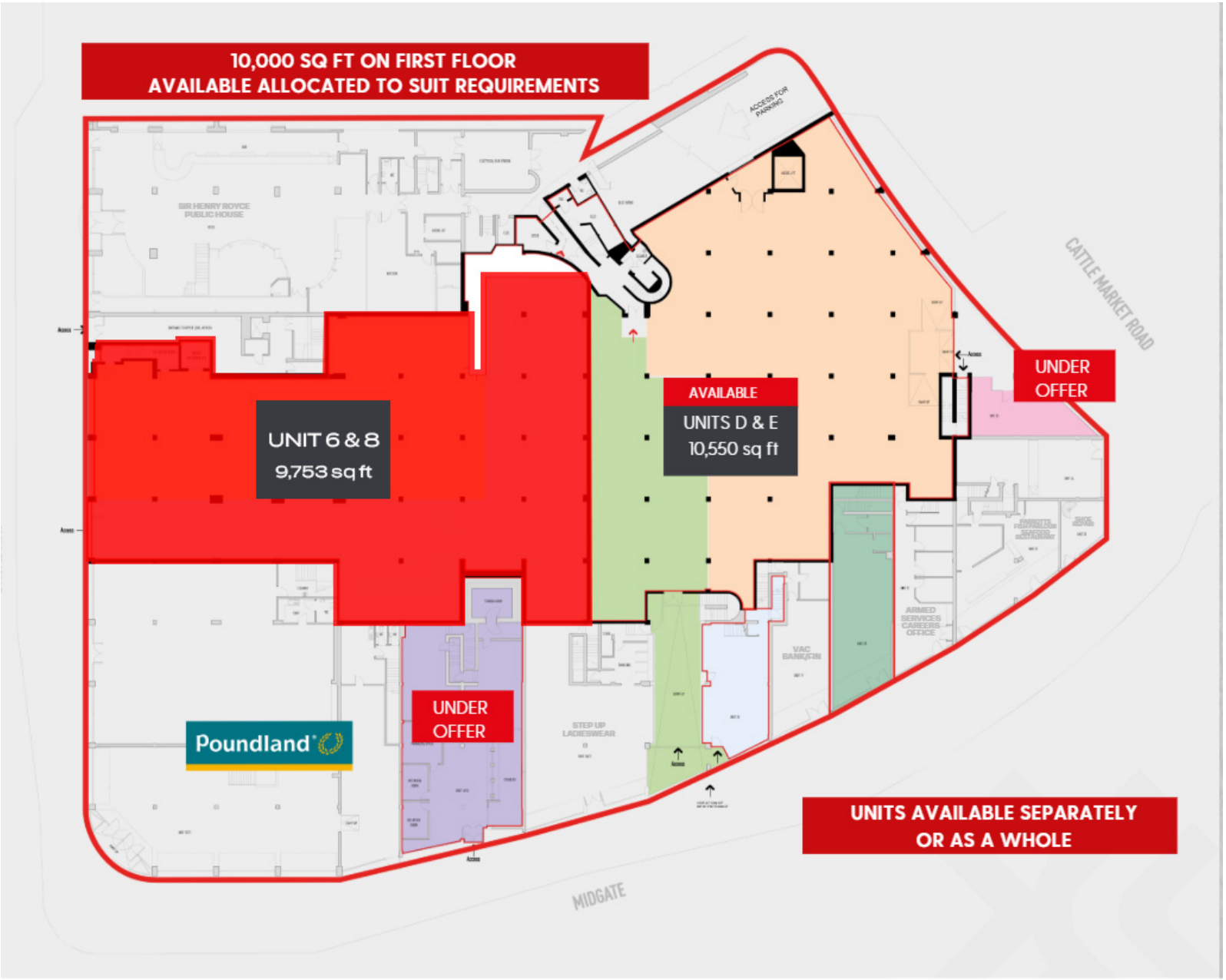


Tydus

Units 4 & 6 Hereward Cross, PE1 1TE

9,753 sq ft (906.08 sq m)

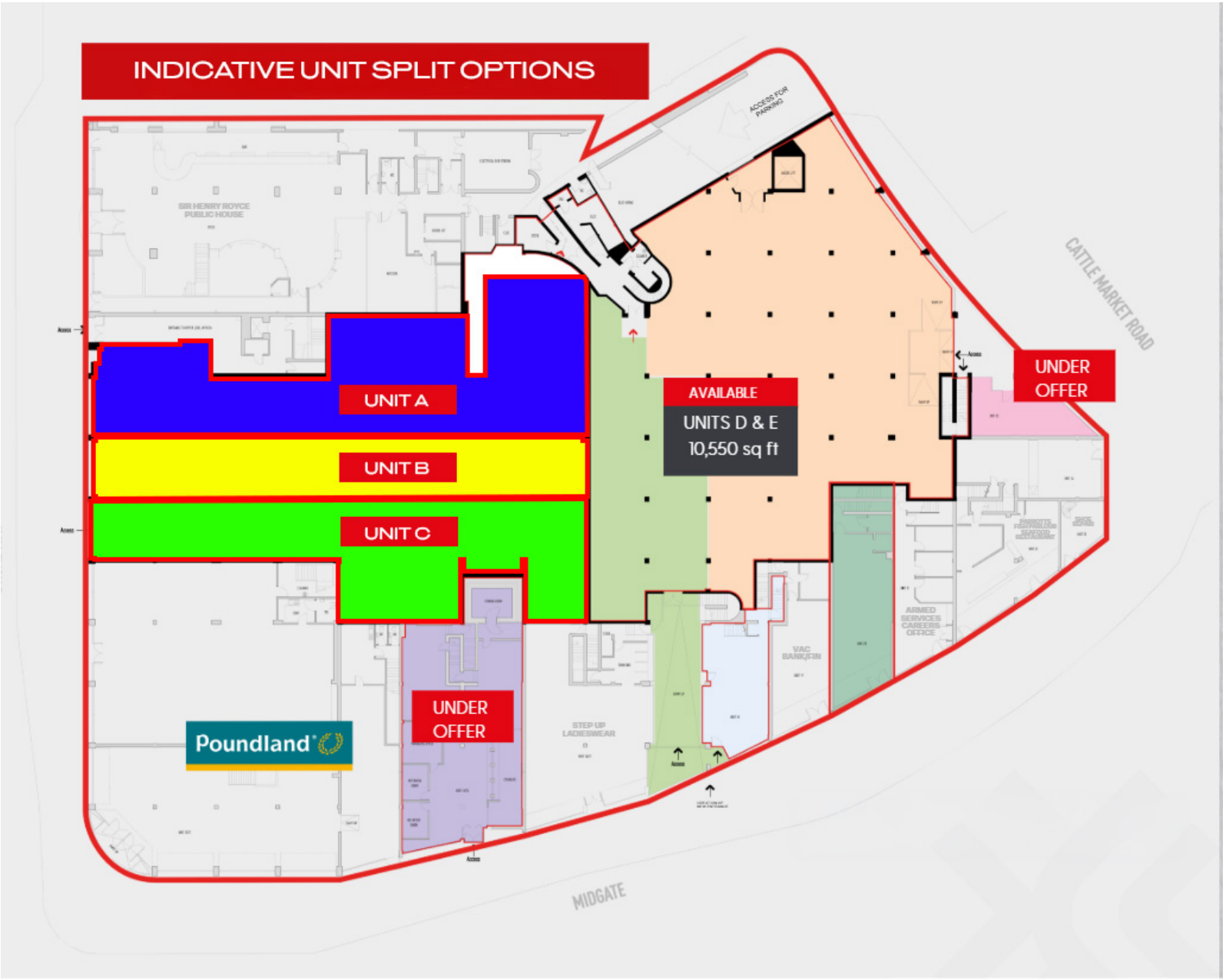
Unit 6 & 8 Demise Plan

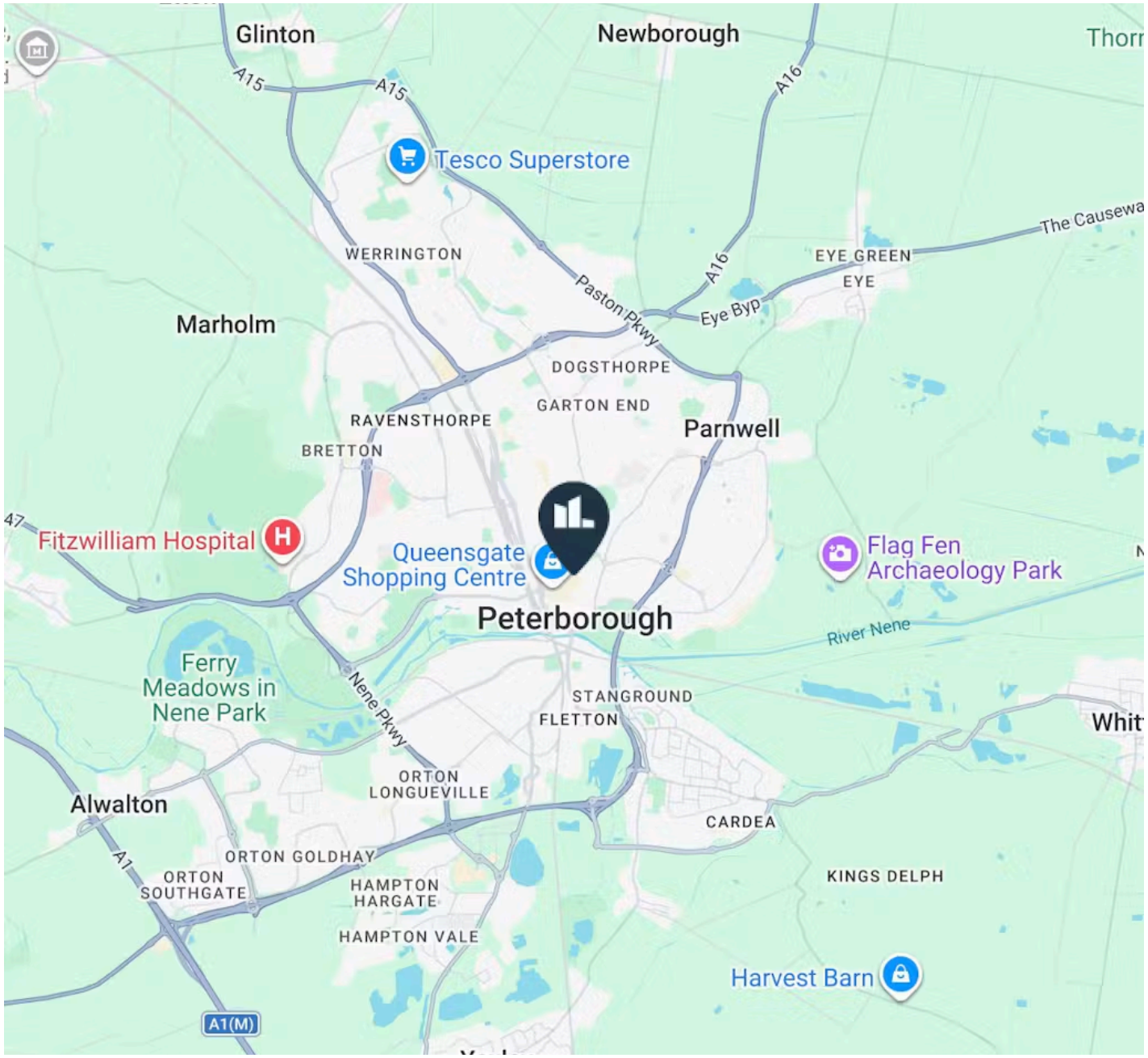


CGI of Indicative Three-Unit Retail Frontage



Unit 6 & 8 Indicative Split Options





Location

Hereward Cross is in the heart of Peterborough city centre. Situated approximately 100 metres north-east of Queensgate Shopping Centre, the premises benefit from an established retail and leisure environment, with strong levels of pedestrian footfall. The surrounding area provides an established mix of national and independent retailers, leisure operators, food and beverage occupiers and residential accommodation. The property is also conveniently positioned within walking distance of Queensgate Shopping Centre, Cathedral Square, Peterborough City Market and the city's main transport connections.

The property is well positioned for public transport, with local bus stops immediately outside and Peterborough Railway Station approximately 10 minutes' walk away. The station provides regular services to London King's Cross, with journey times of approximately 42 minutes.

Peterborough's compact city centre, established retail offering and excellent regional connectivity make Hereward Cross an attractive location for a variety of commercial occupiers.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	9,753	906.08	Available
Total	**9,753**	**906.08**	

DESCRIPTION

Hereward Cross offers a substantial commercial development occupying a prominent island site in the heart of Peterborough city centre. Hereward Cross comprises a significant commercial development providing approximately 76,896 sq ft of accommodation, incorporating a range of retail and leisure units alongside a public house. The wider development also benefits from rooftop parking provision.

The space occupies a highly prominent position within Peterborough's established city centre retail and leisure district, benefiting from multiple access points via Broadway, Midgate and Cattle Market Road. The property was previously occupied by an interactive gaming arcade and benefits from ground floor WCs, bar cellar and food preperation area.

The scale and configuration of the development offer an opportunity for an incoming purchaser to acquire a substantial city-centre property interest, with potential to explore future asset management initiatives, occupational opportunities and the longer-term repositioning of the accommodation, subject to the necessary consents.

SERVICE CHARGE

£1.50 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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