

TO LET

Leisure, Office, Retail

Prominent town centre retail/office premises to let

Rent

£12,000 per annum



Summary



Prominent corner position with excellent frontage Eastgate Mews and Grosvenor Road



Flexible retail/office accommodation



Free parking closeby



Qualifies for small business rates relief



Suitable for a variety of occupiers

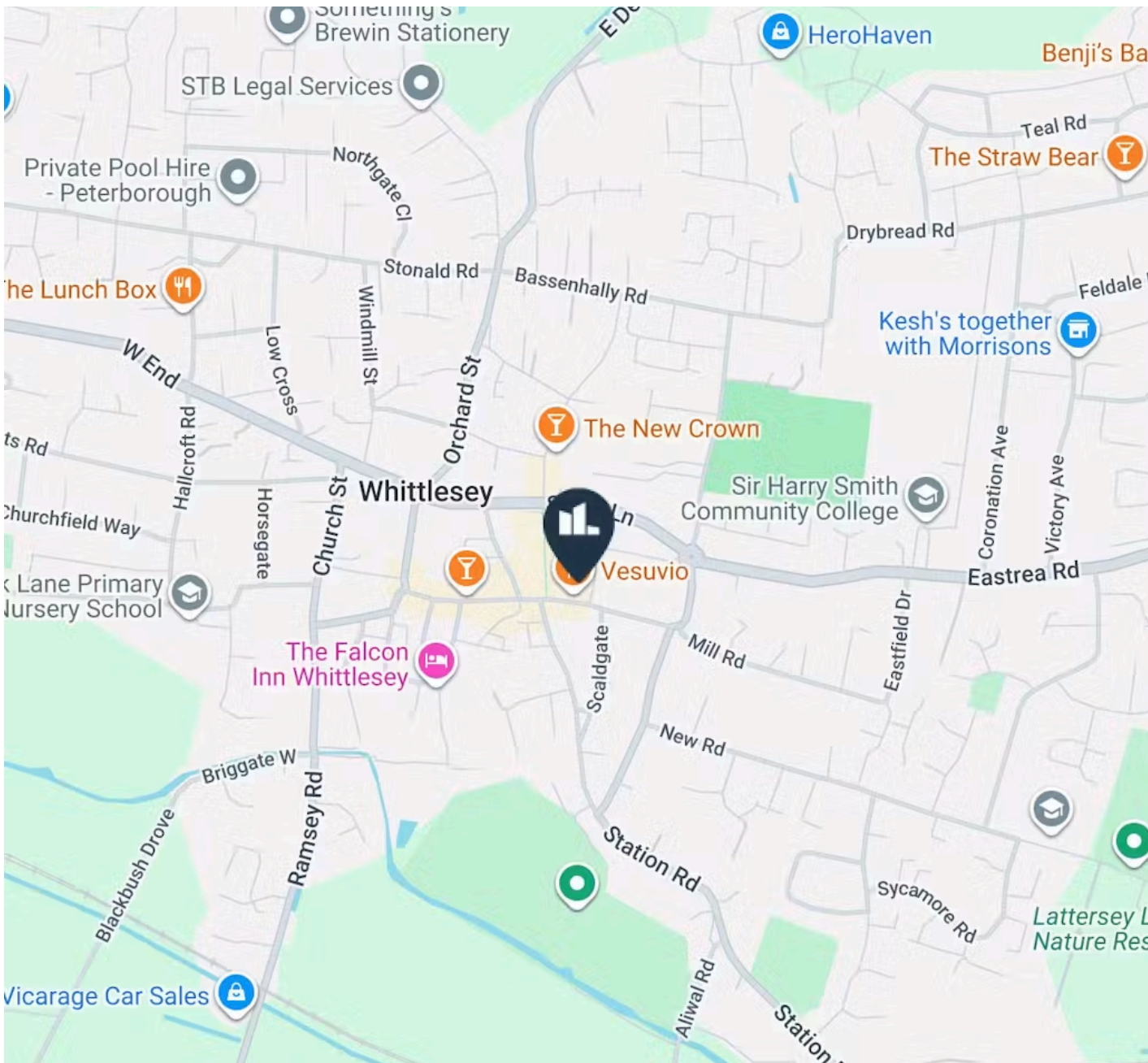


Available immediately









Location

Whittlesey is an established market town located approximately 6 miles east of Peterborough, offering occupiers a strong local catchment, thriving community and a range of independent retailers, professional services and amenities.

The town benefits from excellent connectivity via the A605, providing direct access to Peterborough and the wider road network, including the A47 and A1(M), offering convenient links across the East of England and beyond.

With its accessible location, strong residential base and lower occupational costs compared with nearby city locations, Whittlesey provides an attractive destination for retail, office and service-based occupiers.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	263	24.43	Available
Total	263	24.43	

DESCRIPTION

A well-positioned corner commercial unit offering excellent visibility and a generous amount of shop frontage onto Eastgate Mews and Grosvenor Road, ideally suited for a variety of retail, office, or service-based occupiers.

The property provides a main office/retail area, with the benefit of a separate smaller office and WC accommodation. Located close to Whittlesey town centre and nearby free public car parking, the premises offer a convenient and accessible location for both customers and staff.

An excellent opportunity for businesses seeking a prominent trading position within this established market town.

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SERVICE CHARGE

n/a

RENT

£12,000 per annum

BUSINESS RATES

Rateable Value: £4,636
Rates Payable: £1,770.95 per annum approx. based on information from the VOA and appplying the Small Business Retail Hospitality & Leisure multiplier

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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