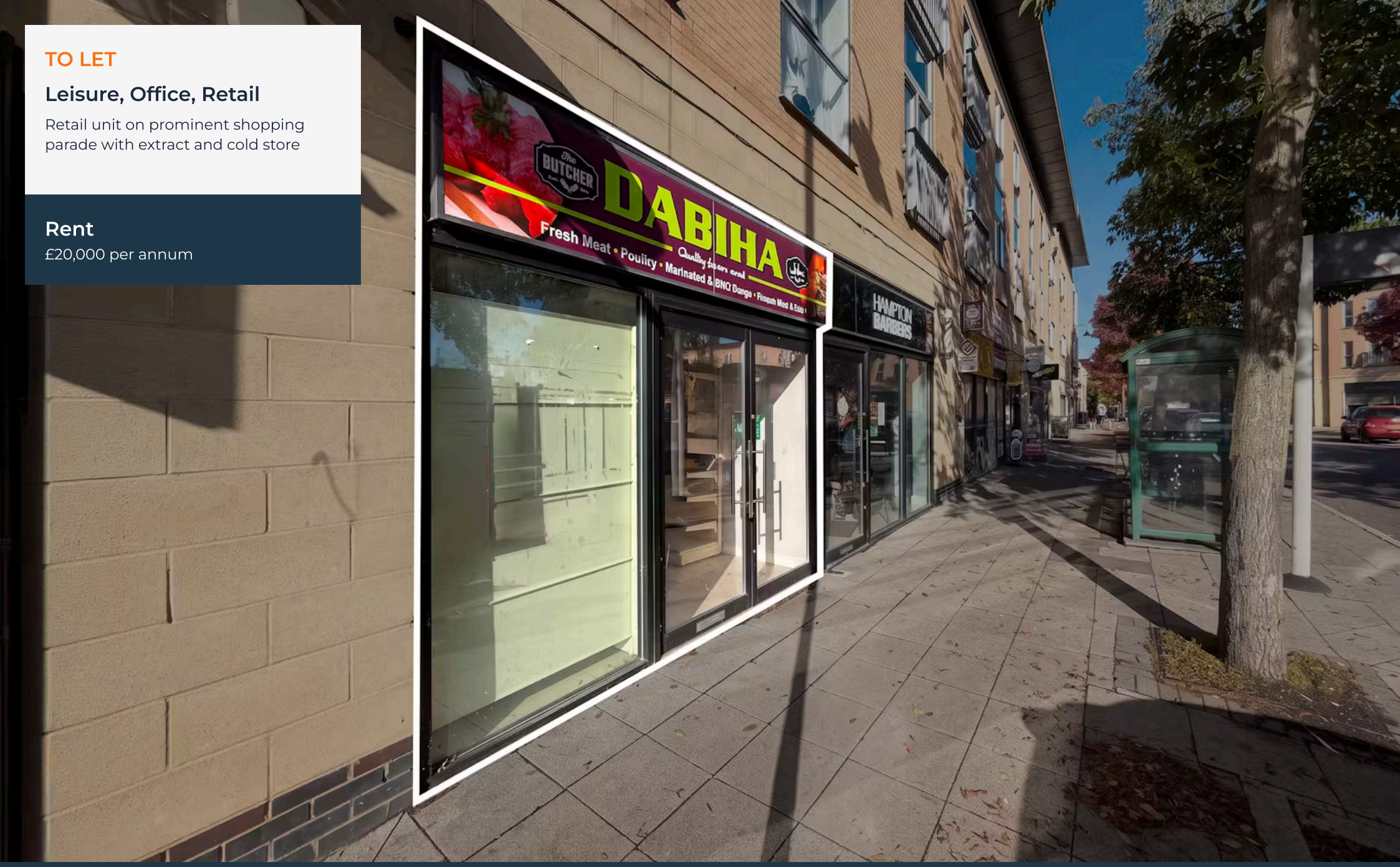


TO LET

Leisure, Office, Retail

Retail unit on prominent shopping parade with extract and cold store

Rent

£20,000 per annum

Tydus

Unit 6, Four Chimneys Crescent, PE7 8FH

510 sq ft (47.38 sq m)

Summary

- Glass frontage onto Four Chimneys Crescent
- Existing extracting & walk in cold store - ideal for coffee shops, takeaways and other F&B operators
- Upwards of 8,500 homes within a 3 mile radius
- Existing tenants include Domino's Pizza, Subway, Mattoni's Italian Restaurant, Premier & Ladbrokes
- Free customer parking adjacent
- 3-phase power
- Qualifies for small business rates relief



Tydus

Unit 6, Four Chimneys Crescent, PE7 8FH

510 sq ft (47.38 sq m)















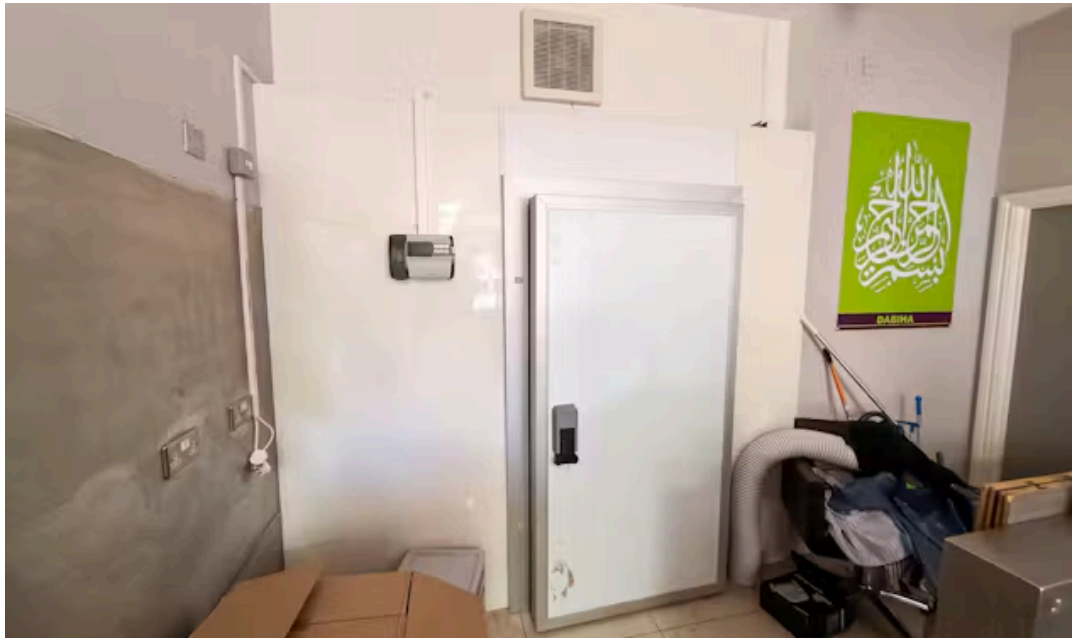
Peterborough

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

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510 sq ft (47.38 sq m)

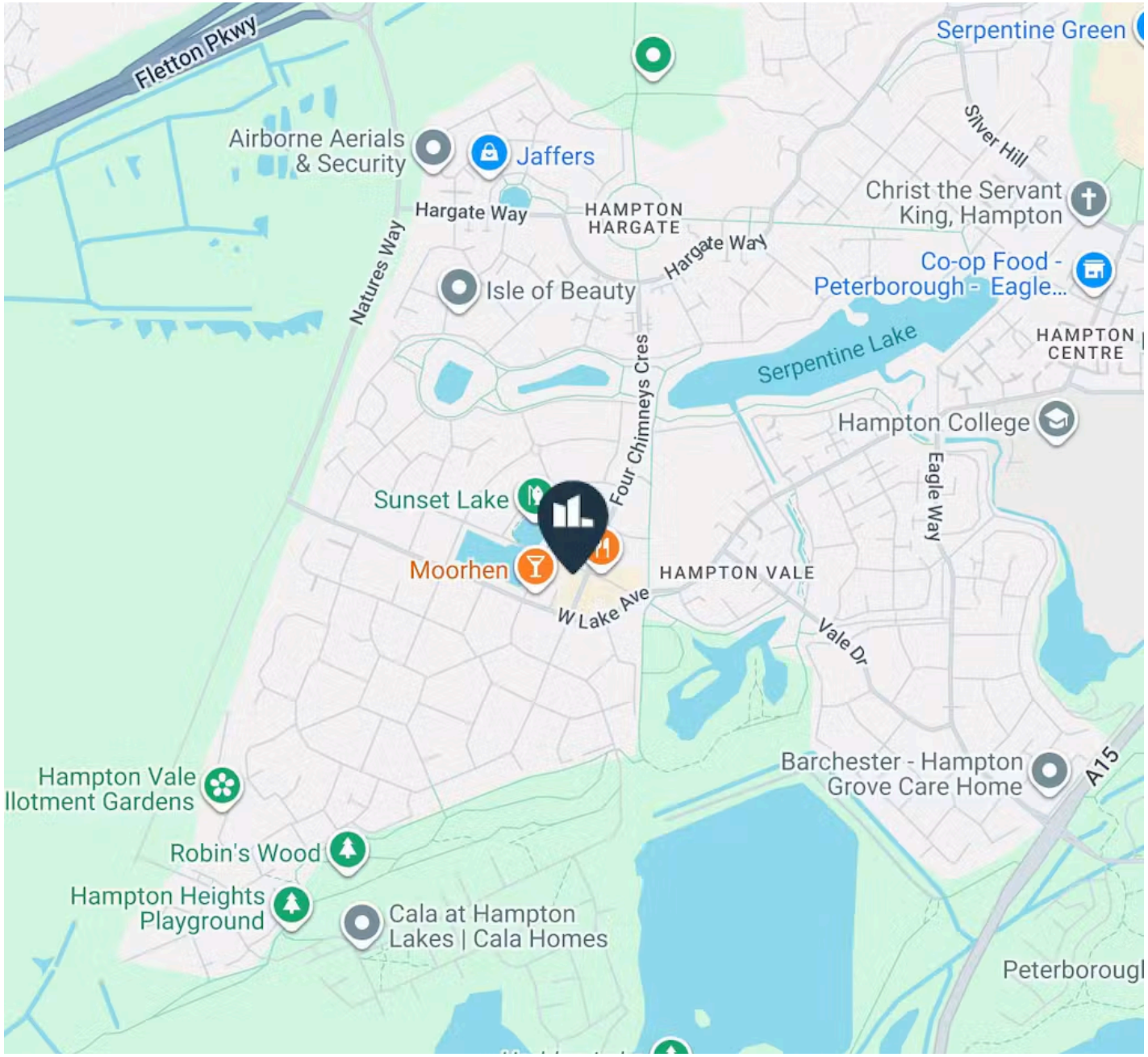
In Good Company



Tydus

Unit 6, Four Chimneys Crescent, PE7 8FH

510 sq ft (47.38 sq m)



Location

Located just off West Lake Avenue at the heart of Hampton Vale, the parade of retail units are home to Domino's Pizza, Subway, Mattoni's Italian Restaurant, Premier & Ladbrokes attracting a strong level of footfall on a daily basis. There is a complimentary scheme opposite on Stewartby Avenue, offering the Gurkha Lounge Indian Restaurant, Hampton's Plaice Fish & Chips, StarWok Chinease Takeaway, Tesco Express, Hampton Pharmacy and Sue Ryder Charity Shop.

Hampton is a residential suburb of Peterborough, located 4 miles south of Peterborough town centre. It holds a prominent position adjacent to the A139, 2 miles from Junction 17 of the A1(M)S. Peterborough Train Station is a 10 minute drive, with direct trains to London Kings Cross in 50 minutes and trains to the north.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit	510	47.38	Available
Total	**510**	**47.38**	

DESCRIPTION

Unit 6 is nestled amongst a mixed use building of steel frame construction built in 2008 with seven self-contained retail units on the ground floor and separate residential accommodation on the floors above.

Internally the unit offers an open plan retail space with 3-phase electricity, water and air-conditioning. There is an existing extracting system intalled making it a great location for coffee shops, takeaways and other F&B occupiers. Futher to this, at the rear of the unit is a fitted walk in cold room measuring 2.4m x 2.4m and with internal 2.25m height.

There are shared facilities for staff with the adjoining unit at the back of the property to include a kitchen, WC's and access to bin stores.

BUDGET 2026 BUSINESS RATES RELIEF PACKAGE

At the Autumn Budget on 28 October 2026, the Chancellor announced that the government would provide a package of measures to support businesses in England.

This includes an increase in Small Business Rates Relief Thresholds for qualifying Retail, Hospitality and Leisure (RHL) properties. The full 100% relief threshold increases from £12,000 to £18,000 rateable value.

This property is eligable for 100% business rates relief.

RENT

£20,000 per annum

BUSINESS RATES

Rateable Value: £9,600
Rates Payable: £3,667.20 per annum approx. (if applicable)

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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