

## TO LET

### Leisure, Retail

Corner unit available in prime location with road side visibility, free parking, high footfall and city centre access

### Rent

£40,000 per annum



## Summary



Prominent frontage & window display



Roadside frontage



High footfall location



2 hours free parking at ASDA car park



Short walk to City Centre, Fletton Quays & station



Easy road access



Flexible lease options





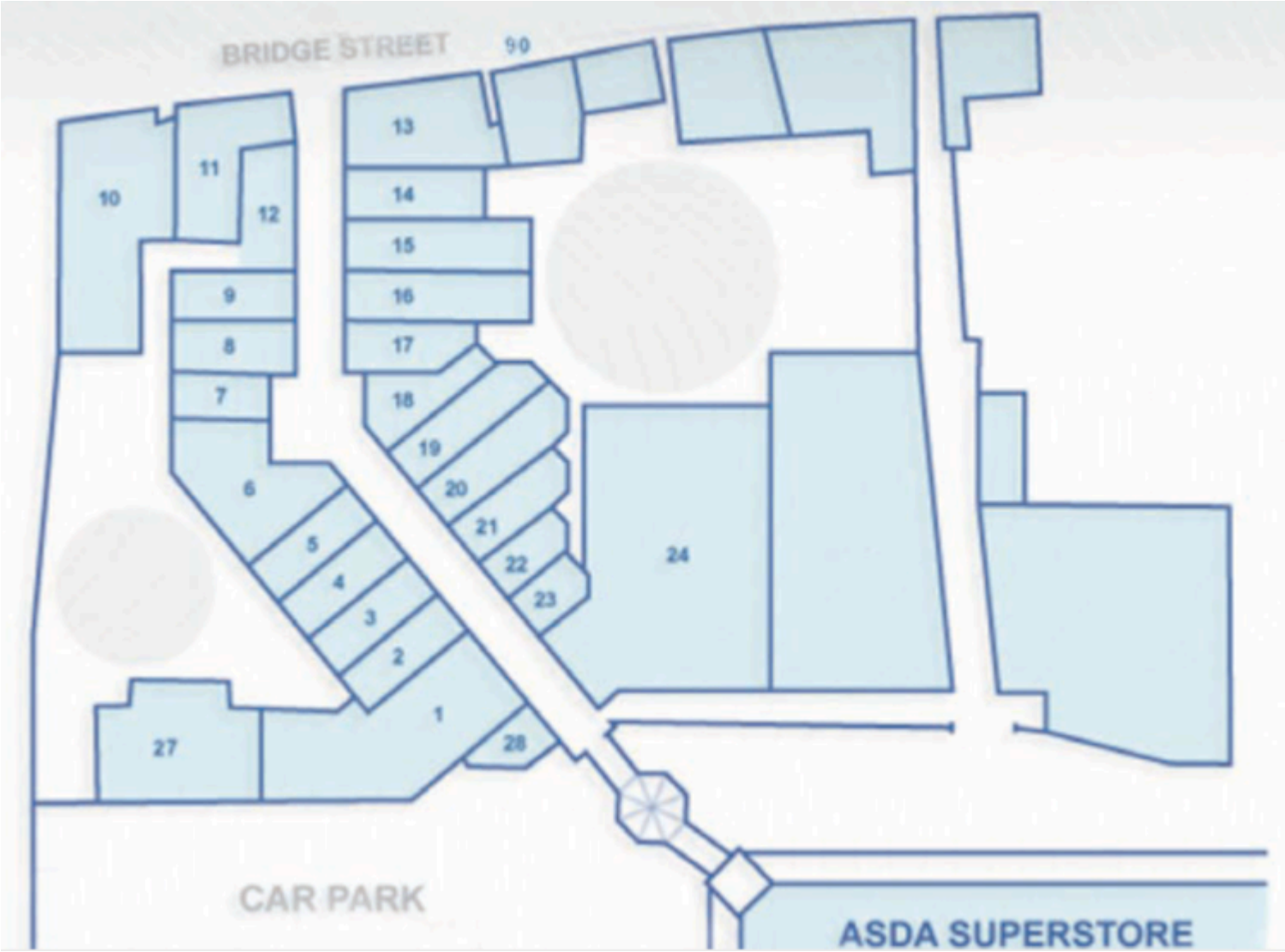
## Peterborough

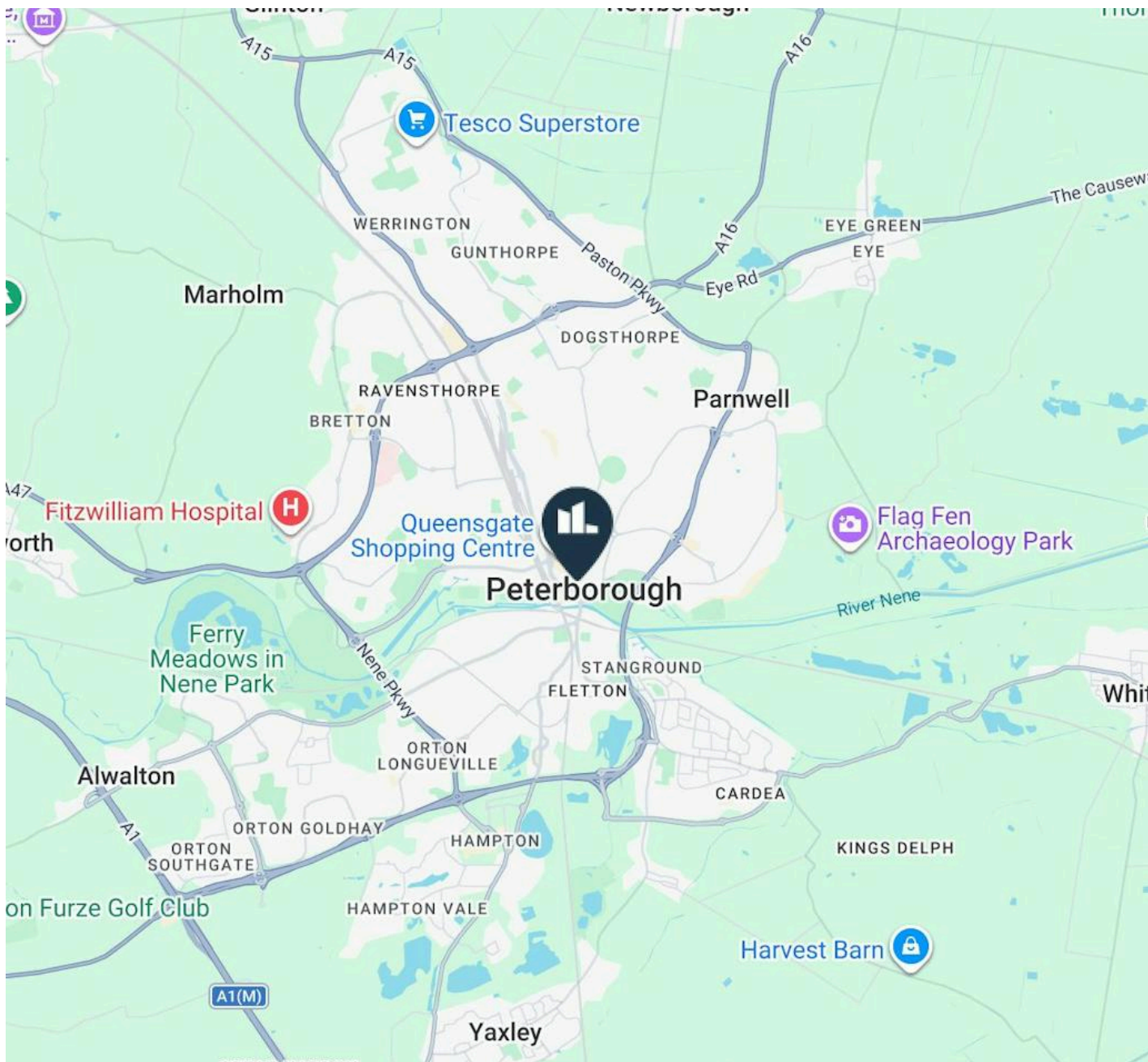
Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands,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

Sitting at a busy crossroads with Bridge Street and Bourges Boulevard, Rivergate sits at the epicentre of road and pedestrian traffic moving through the City Centre of Peterborough. Units along Viersen Platz benefit from a pedestrianised street which could open up opportunities to create a pavement cafe culture which would add to the buzz of the existing street market stalls.

## DESCRIPTION

Rivergate is a shopping, food & drink quarter based in central Peterborough with a range of occupiers from a Bubble Tea House, Greek restaurant, grocers and a famous local Italian restaurant, Fratelli's. It benefits from a huge amount of footfall both along Viersen Platz and through the centre itself, undercover, to Asda and the huge surface car park. The centre would suit other food & beverage occupiers to cement itself as a destination for grabbing a coffee on the way to work or a bite to eat at lunchtime or on the way to Weston Homes Stadium for a football match.

## VAT

Applicable

## RENT

£40,000 per annum

## BUSINESS RATES

Rates Payable: £10,354 per annum Approx. business rates

## 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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