

TO LET

Leisure, Retail

Prime City Centre Pub, Bar &
Restaurant Opportunity –
Peterborough

Rent

£65,000 per annum



Summary



Prominent city centre position with high visibility



Loading bay at the rear



Currently fitted out as a pub/restaurant



Established hospitality location with strong surrounding footfall



Neighbouring unit now let to experiential leisure operator



Fully fitted and ready for immediate occupation



A fully fitted commercial kitchen with extraction



Ideal for both independent operators and multi-site groups



Flexible internal layout adaptable to multiple trading formats





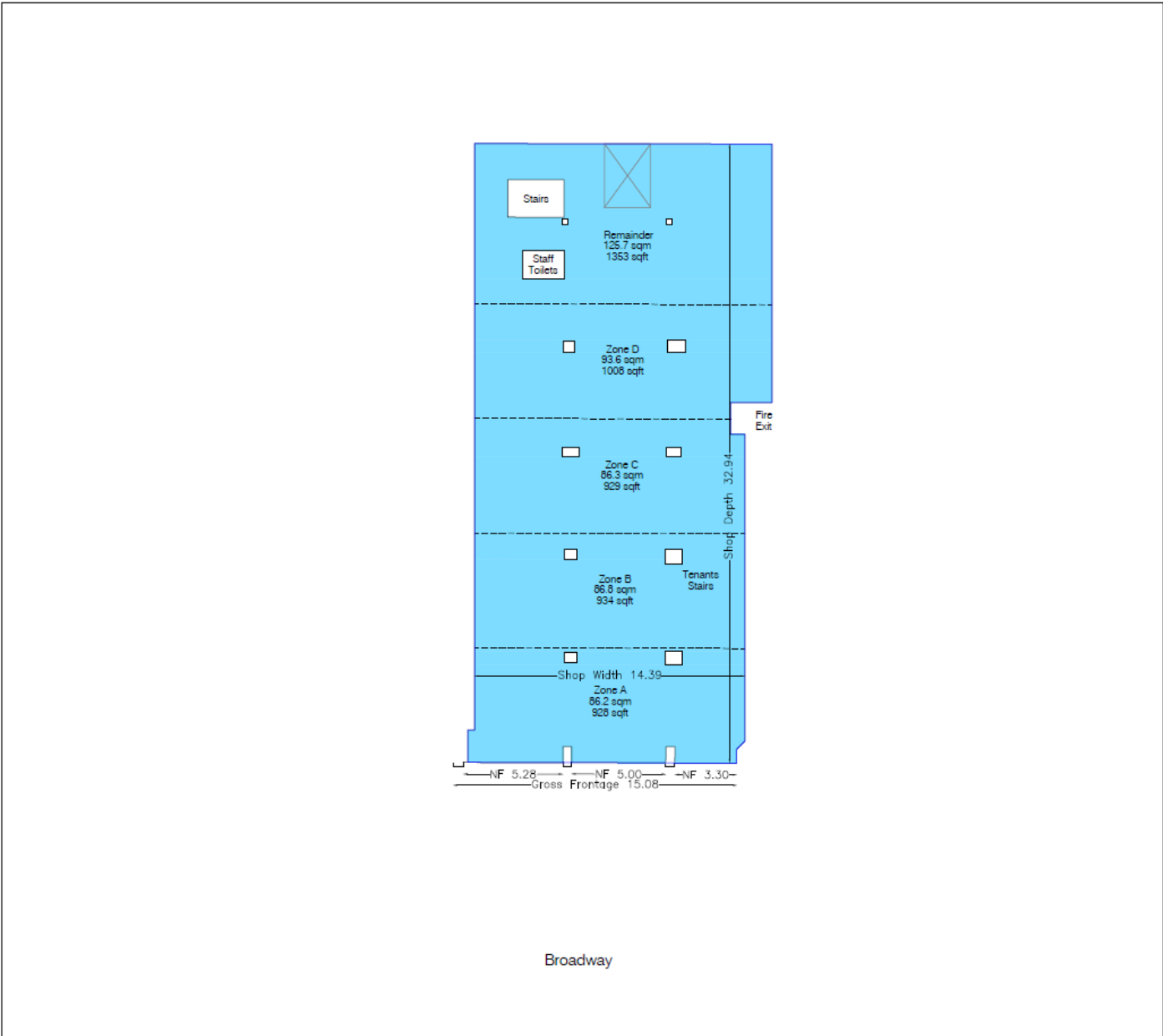
Peterborough

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 redevelopment of the East of England Showground will be transformative, and will bring new retail, leisure, care and entertainment options.

- 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







HEREWARD CROSS

Hereward Cross, PETERBOROUGH, PE1 1TB

Unit: 1 Broadway
Ground Floor
Internal Area Plan

RETAIL	478.6 sq m	5152 sq ft
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TOTAL NIA: 478.6 sq m 5152 sq ft

The following area has been EXCLUDED from the RETAIL Area:

Staff Toilets	3.3 sq m	36 sq ft
Stairs	6.0 sq m	65 sq ft

GIA	492.7 sq m	5303 sq ft
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TOTAL GIA: 492.7 sq m 5303 sq ft

Note:
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF1315-1B-GF

Issue A December 2017

Scaled for presentation - 1:1000 @ A3

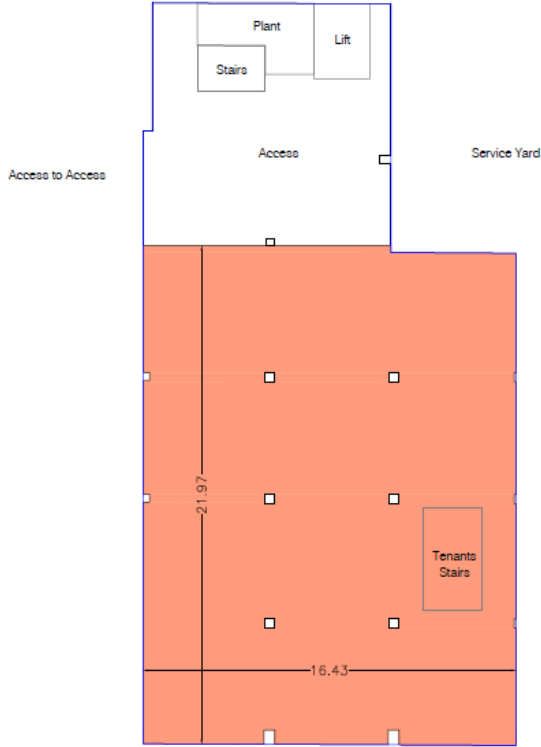
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HEREWARD CROSS
Hereward Cross, Peterborough, PE1 1TB

Unit: 1 Broadway
First Floor
Internal Area Plan

<div></div>	STORAGE	357.6 sq m	3849 sq ft
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TOTAL AREA: 357.6 sq m 3849 sq ft

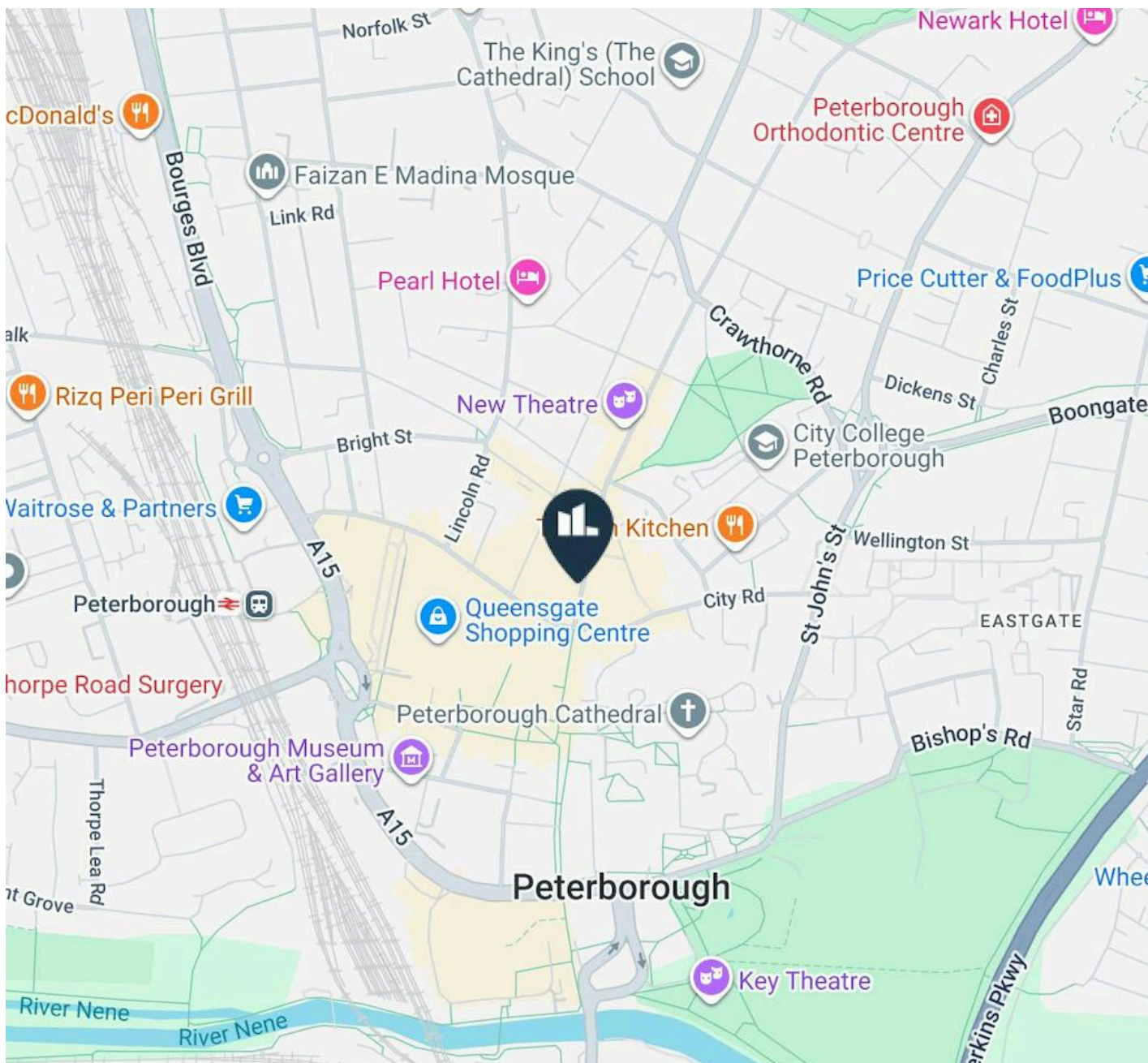
<div></div>	GIA	473.9 sq m	5101 sq ft
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TOTAL GIA: 473.9 sq m 5101 sq ft

Note:
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF1315-1B-1F-a
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Location

Situated on Broadway, one of Peterborough's busiest streets, the property benefits from constant pedestrian flow throughout the day and evening. The location enjoys strong visibility and accessibility, with nearby car parks, transport links, and the city's principal shopping areas all within easy reach.

Broadway is situated in the heart of Peterborough, one of the fastest-growing cities in the UK. The arrival of the new ARU University has driven a surge in demand for city center amenities. Additionally, businesses are increasingly relocating back to the city centre, attracted by convenient travel links to London and the ability to retain staff seeking access to a vibrant mix of shops, outdoor spaces, gyms, bars, and restaurants during and after work.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	5,152	478.64	Available
1st	3,849	357.58	Available
Total	9,001	836.22	

DESCRIPTION

An excellent opportunity to acquire a prominent licensed premises in the heart of Peterborough city centre. Positioned in a high footfall location surrounded by major retail, leisure, and hospitality operators, this venue offers outstanding potential for a range of trading concepts.

The property is arranged over two floors and offers versatile and well-presented trading areas, including:

- A spacious ground-floor bar and dining area with seating for large groups
- A fully fitted commercial kitchen with extraction
- Extensive bar servery and cellar space
- Additional first-floor trading or function space
- Customer WCs and staff facilities

The layout and specification make it ideally suited for a range of uses, including a restaurant, cocktail bar, sports bar, or casual dining venue.

SERVICE CHARGE

£1.50 per sq ft

RENT

£65,000 per annum

BUSINESS RATES

Rateable Value: £63,250

Rates Payable: £3.90 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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