

Peterborough, 541 Lincoln Road, PE1 2PB

Single Storey Retail Premises – To Let by Assignment
(new lease may be available)



Interested parties should verify this information with the local rating authority.

EPC

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LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk

LOCATION

The property fronts Lincoln Road within a mixed commercial and residential area approximately 2 miles north of central Peterborough. Access to the wider area is via the A47 Soke Parkway approximately 1 mile to the north.

DESCRIPTION

The property comprises the former Co Op Funeralcare premises and provides front retail accommodation additional external storage.

ACCOMMODATION

The property has the following approximate internal floor areas:

Sales area	66.10 sq m	712 sq ft
Internal Storage	47.30 sq m	509 sq ft
External Storage	11.90 sq m	128 sq ft

TENURE

The property is held on a lease expiring in July 2027 at a current passing rent of **£17,000 per annum**. The property is available by way of a lease assignment or a new lease directly from the Landlord may be available.

BUSINESS RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value	£17,000
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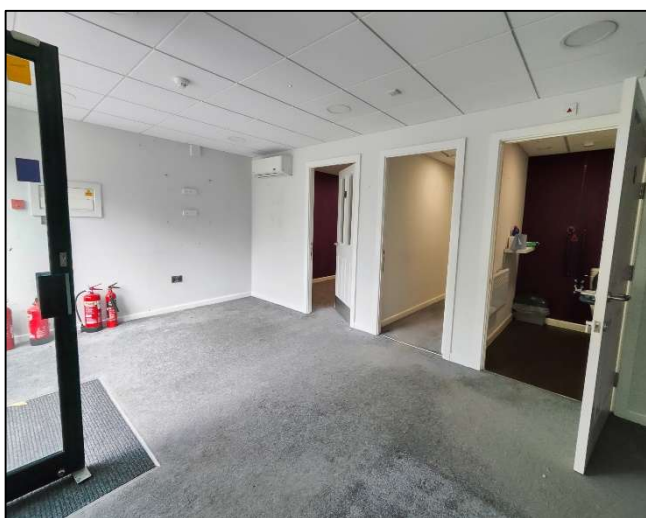
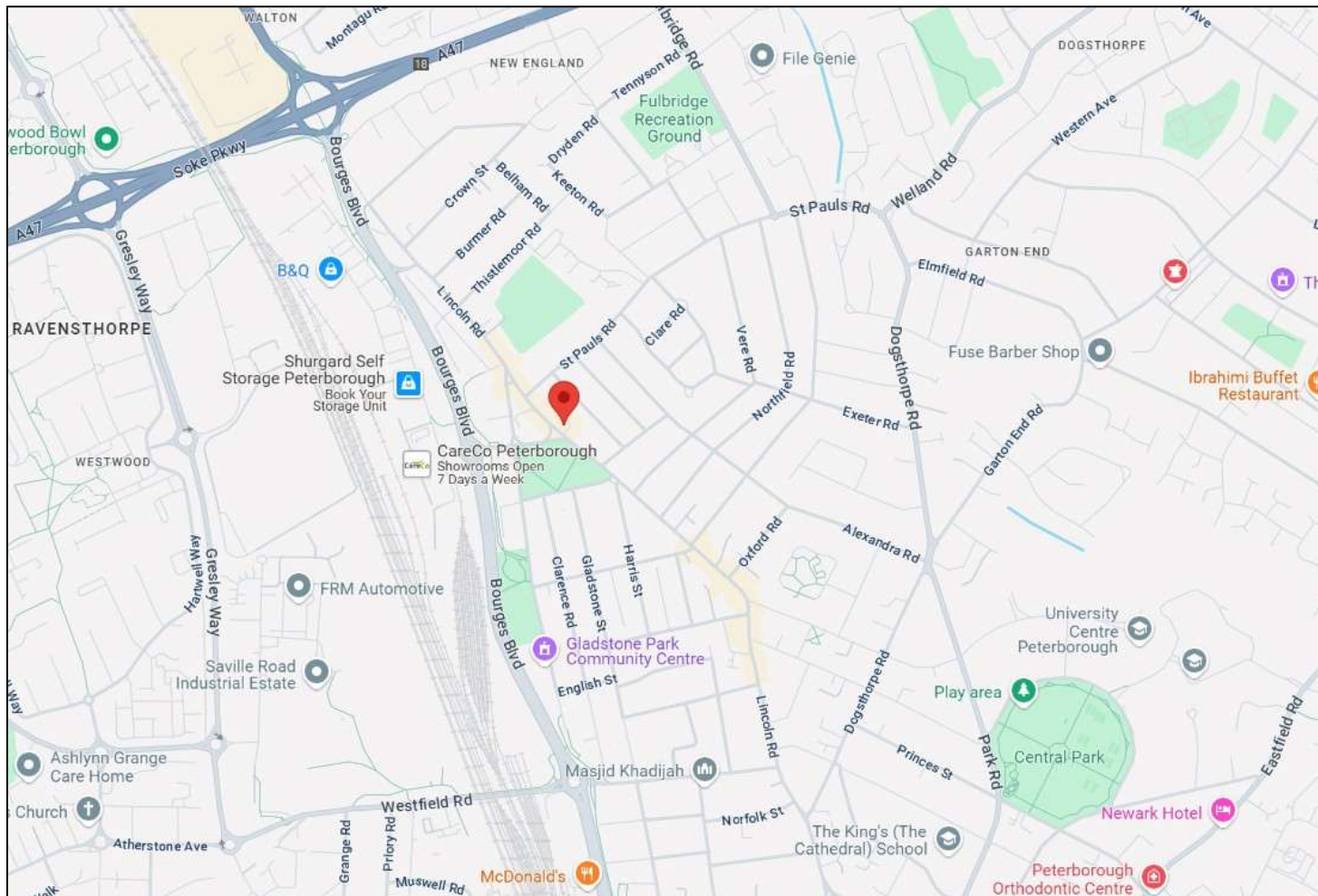


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