



Business For Sale, 5 Westgate, Peterborough PE1 1PX

**Café/Diner Business for sale with 4
bedroomed Living Accommodation.
Peterborough City Centre**

**£100,000 Premium for the business
£31,000 per annum Rent**

- Café/Diner plus 4 bedroom Living accommodation to the 1st and 2nd Floors
- £100k Premium for the Business to include fixtures, fittings & Goodwill
- Passing rent to include commercial and residential - £31,000 PA
- Well established business
- Trading information available upon request

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Summary

Size - 1,933 sq ft

Rent - £31,000 per annum

Rateable Value - £23,500

Legal Fees - Both parties will be responsible for their own fees

VAT - No VAT

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Occupying the Ground, First and Second floor of a 3 storey brick built building and situated on Westgate in the City Centre, the Westgate Grill adjoins a parade of other retailers in the heart of Peterborough City Centre. The ground floor Cafe'/Diner has a capacity of up to 88 covers, a fully fitted service counter, open kitchen with all essential cooking facilities, extraction, a pot room and a walk in fridge store. To the rear are 5 Wc's including a disabled facility.

The residential floors comprise of family kitchen/dining space a good sized living room, 4 bedrooms and ample additional storage/ dressing room space. The outdoor space is a communal courtyard for bin storage only.

Location

Westgate is a popular retail hub just a 5 minute walk into the square. Westgate Grill is attached to Westgate Arcade and is part of the Queensgate Shopping Centre, this is the home to a host of Independent & high street retailers featuring everything from accessories, fashion, essential services and food/ takeaways.

Terms

A new 5, 10 or 15 year FRI lease - Rent is £31,000 per annum (Split £19k ground floor and £12k for the apartment) in addition to a single premium payment of £100,000 to include Goodwill, fixtures & fittings. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities and rates payable. Prospective purchasers will be required to submit details of their interest and viewing will only be arranged once the current tenant has approved the application.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing and Further Information

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