

LIVING SINS

LASER REMOVAL

TATTOOS

COSMETICS

44 New Road
Woodston PE2 9HA
£995 Per month

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The property comprises of a ground floor retail premises currently occupied by a hair salon. The front entrance leads into a reception/waiting area with office, kitchen and WC facilities to the rear. Externally there is a road leading to the rear entrance with street parking to the front of the property.

We are advised by the landlord that the property currently has planning consent allowing A1(retail) use, and we are advised that the property has been previously used as offices. Interested parties are advised to make their own enquiries to Peterborough Council Planning Department.

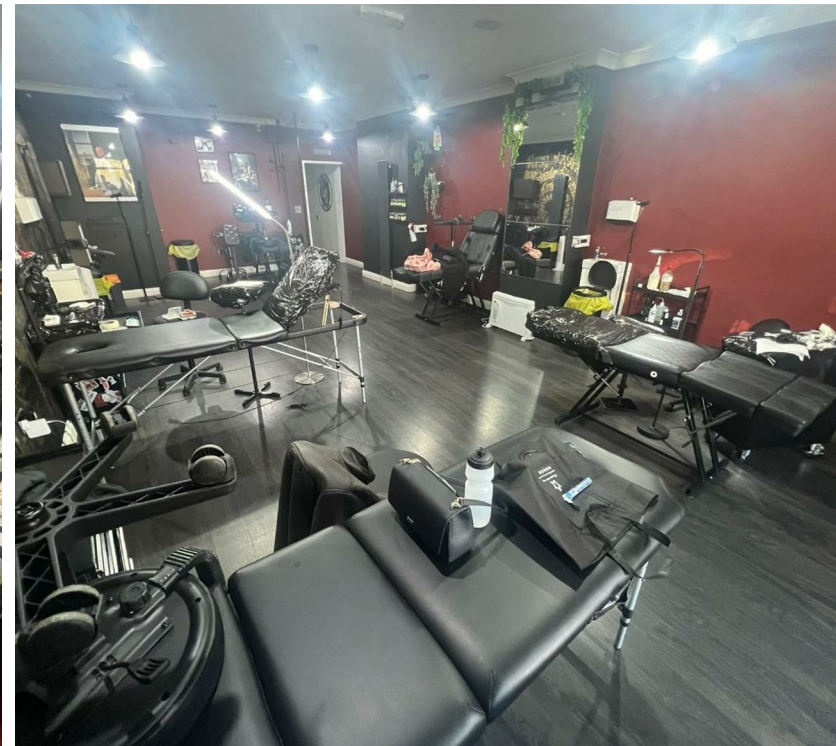
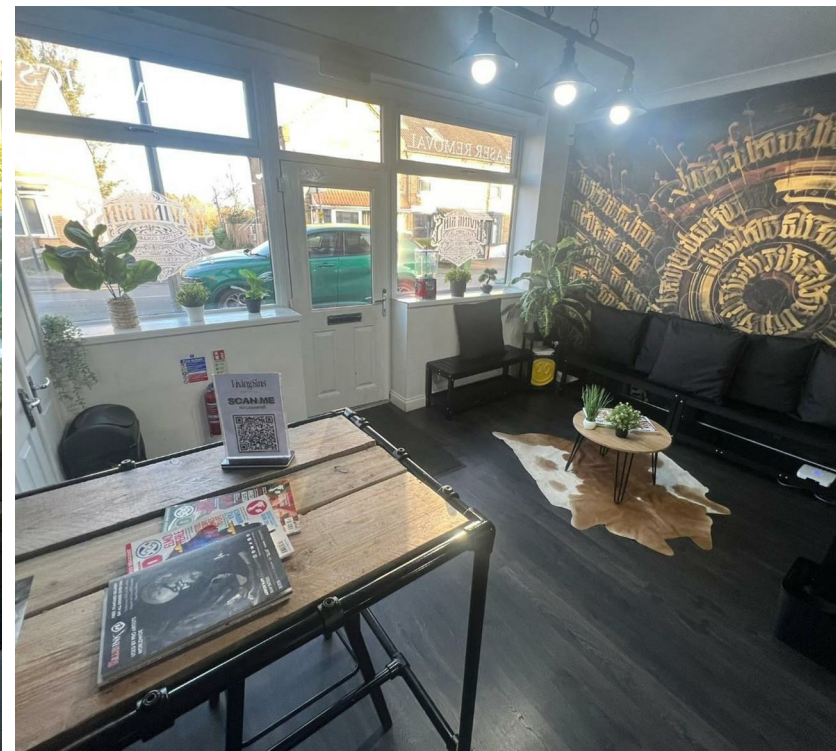
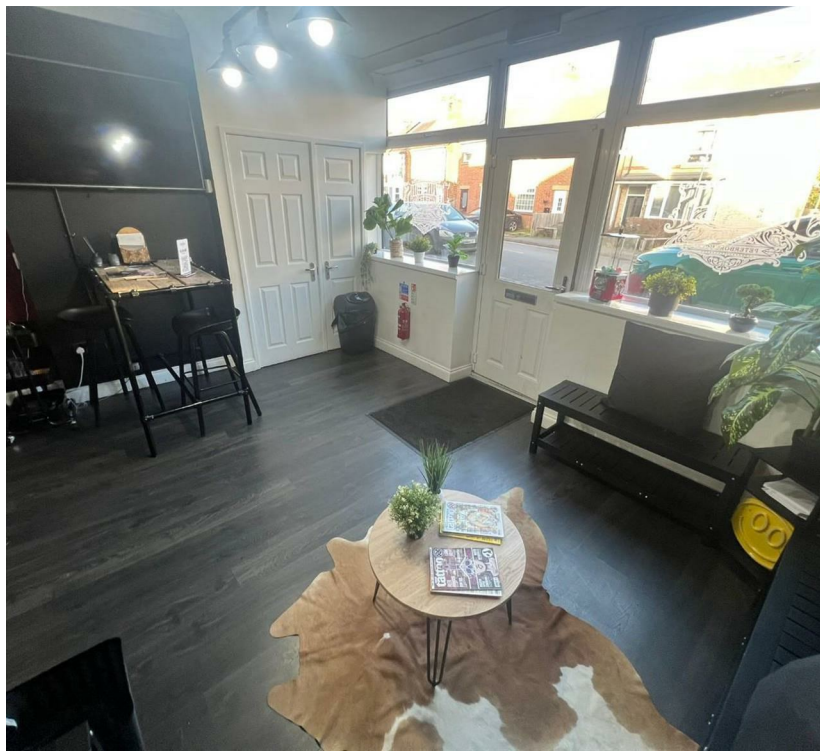
The property is located on New Road just off Oundle Road in Woodston, within close proximity to Anglia Ruskin University and various other amenities. Woodston is to the South West of Peterborough City Centre.

Available at a rent of £1,000 per month exclusive. VAT will not be payable on the rent.

A new lease is available on terms to be negotiated.

From enquiries made on the Valuation Office Agency website we understand that the rateable value of this property is £8,300.

EPC rating D





Floor Plan



Viewing

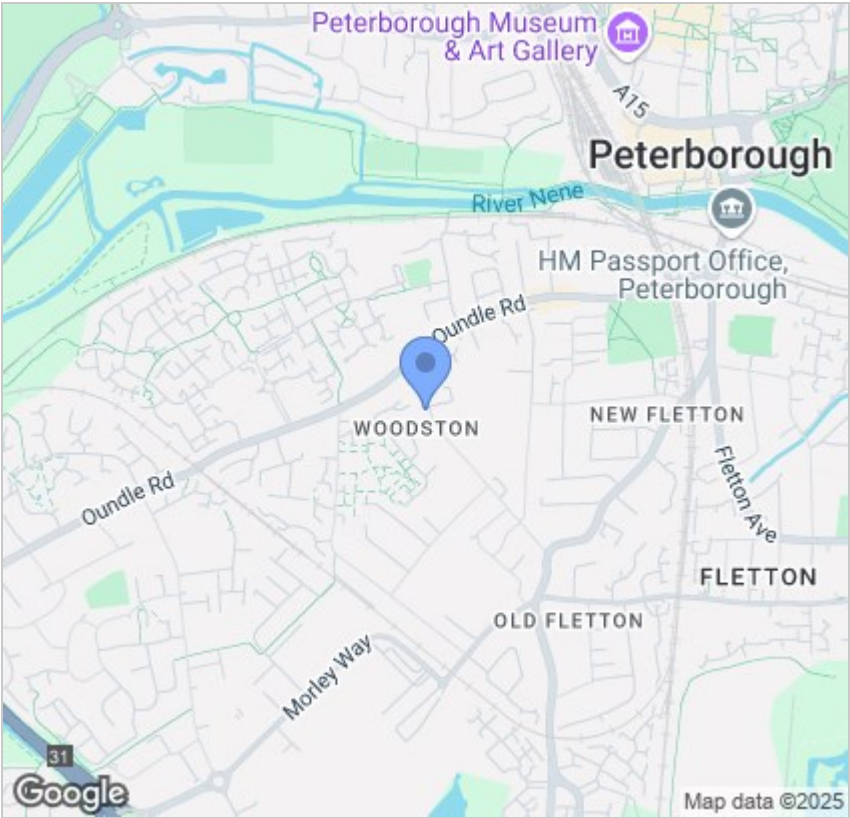
Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

