

BROADWAY

Yaxley, Peterborough, PE7 3EH



Key Highlights

- 6,464 sq ft
- Adjacent to Eagle Business Park
- Former mushroom mixing factory
- Property in need of refurbishment throughout
- Prominent location fronting Broadway, Yaxley
- Rare freehold opportunity with development potential
- Suitable for a range of uses - subject to planning

Location

Peterborough is a cathedral city in Cambridgeshire in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

The property has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway Peterborough ring road system approximately 2 miles to the north-east. The site is serviced by a bus route and adjacent to the Eagle Business Park - a modern 30+ acre trade counter, industrial, warehouse and mixed use estate.

Description

The property comprises a former mushroom factory set over two levels with a front canopy and external parking (site boundary to be agreed).

A temporary access will be available immediately with the route of a permanent access to the premises to be fixed as the adjacent land is developed.

The property is considered suitable for a range of industrial, trade counter, showroom or leisure uses - subject to planning. The developer of the adjacent land will have some input into the cladding colours used. No motor trade permitted.

Services

Mains electricity and water is available on site.

Legal Costs

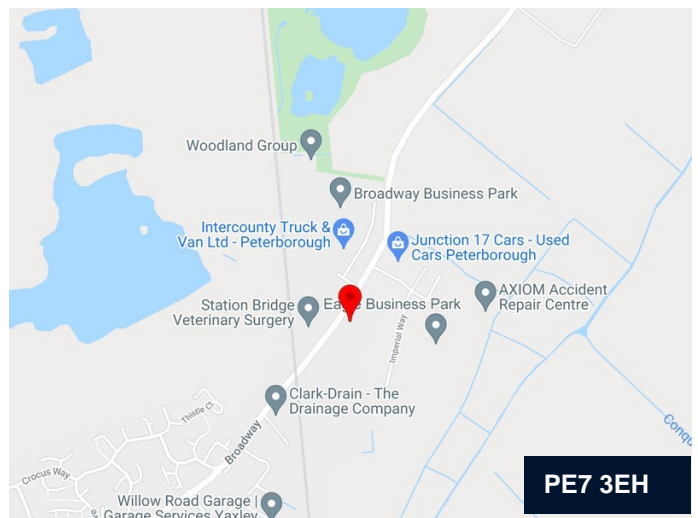
Each party to bear their own costs relating to this transaction.

Terms

The property is available for sale - guide price upon application. A letting may be considered.

Viewings

Strictly by appointment with joint agents Savills and Eddisons - 01733 897722



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