

# FORMER WILKO STORE

Hereward Cross, Peterborough, PE1 1TA



## Key Highlights

- 5,000 to 32,354 sq ft
- Potential to be split to suit requirements
- Occupiers nearby include Poundland, Tesco and JD Wetherspoon
- Loading bay at the rear
- Prominent city centre location
- Dual access points - main entrance via Broadway with secondary off Cattle Market Road
- Former Wilko racking / shelving available by negotiation

SAVILLS London (Retail)  
33 Margaret Street  
London W1G 0JD

## Description

The property is located within Hereward Cross a prominent retail development which comprises circa 76,314 sq ft of retail space across 12 retail units and faces onto Broadway. In total there are 13 units arranged over the ground and first floors. There is a service yard/ramp to the rear (Cattle Market Road) which provides access for deliveries.

The ground floor is mainly retail floorspace with storage space and staff facilities on the first floor. It can be split to suit requirements from approximately 5,000 sq ft and above.

## Location

Peterborough is a cathedral city in Cambridgeshire, situated 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. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population, now in excess of 200,000.

The property is prominently located in Hereward Cross/Broadway in Peterborough city centre. It is within an area of high footfall with good access to public transport with bus stops outside the premises and the railway station about 10 minutes walk away and approximately 100m from the Queensgate Shopping Centre. Nearby occupiers include Tesco Metro, Poundland, Stonegate Pub Company and JD Wetherspoon pub.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Floor	22,285	2,070.34	Available
1st - Floor	10,069	935.44	Available
<b>Total</b>	<b>32,354</b>	<b>3,005.78</b>	

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available on a new lease directly from the landlord. Guide rent on application.

## Business Rates

Rates payable: £98,304 per annum  
(based upon Rateable Value: £192,000)

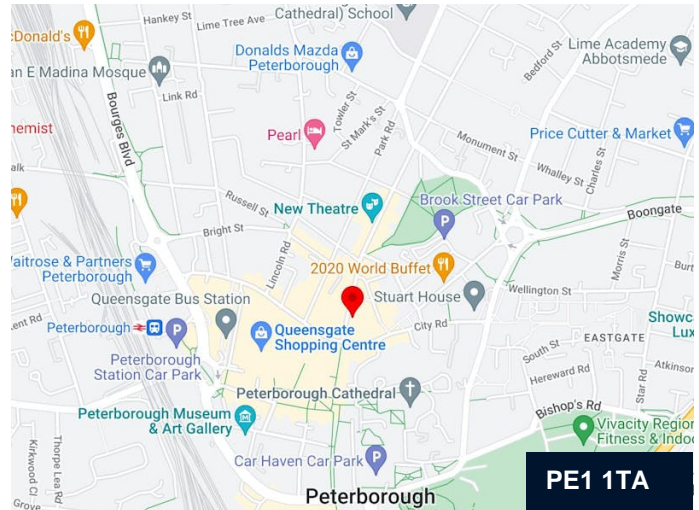
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