

01733 897722

eddisons.com

LEISURE PREMISES TO LET

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR, EARLHAM HOUSE, NORTHMINSTER
PETERBOROUGH PE1 1FQ**

Rent on Application

1,995.40 sq m (21,748 sq ft)

- City centre leisure unit
- Fitted as a fitness gym and health facility
- Lift access
- Located adjacent and opposite new build residential development

LOCATION

The property is located on Northminster in the heart of Peterborough City Centre. The surrounding area provides a mixture of leisure, office and residential uses with major office buildings including Stuart House, Northminster House and Churchgate, leisure uses including Travelodge, Wetherspoons, New World Buffet, O'Neils and The Red Room and a number of residential buildings including Bayard Place and Touthill Close. Significant redevelopment is taking place directly opposite the property with construction having commenced on a new 315 unit residential scheme on the site of the former City Market, and a further 112 residential units and two commercial units on the site of the former Solstice nightclub, adjacent to the property.

The property is within two minutes' walk of the central retail area, and 10 minutes' walk from Peterborough Railway station (east coast mainline, London Kings Cross in around 50 minutes) and the central bus and coach stations. There is plentiful public parking provision in the area including on street parking as well as car parks on Brook Street and Wellington Street.

DESCRIPTION

The property comprises a first floor former gym premises with self-contained ground floor entrance with lift and staircase access to the upper parts. The accommodation is principally arranged at first floor level, with additional fitness and plant rooms at mezzanine level.

The accommodation has been fitted out to provide a reception, main gym area, training studios, males and female changing, WC and shower areas, sauna, kitchen, treatment rooms and office accommodation.

The property is air conditioned throughout (not tested) and has a mixture of fluorescent and LED lighting.

PLEASE NOTE – the equipment shown in the photographs contained within this brochure is NOT included and will be removed by the previous occupier prior to completion of a new lease.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the premises. No services have been tested and no warranties can be given or implied as to the current status or capacities of any services. Interested parties are encouraged to make their own enquiries in this regard.

ACCOMMODATION

From measurements taken on site we calculate the Gross Internal Area of the property to extend to approximately 1,996.40 sq m (21,748 sq ft)

BUSINESS RATES

The property has a Rateable Value of £100,000. Rates are normally payable at 51.2 Pence in the Pound on the Rateable Value. Interested parties are encouraged to confirm the rates payable figure with Peterborough City Council.

RENT

Rent on Application

VAT

The property is elected for VAT purposes, and VAT will be payable in addition to the rent.

LEGAL COSTS

Each party is to be responsible for its own legal costs in connection with this matter.

SERVICE CHARGE

A service charge is payable in respect of the repair and maintenance of the building of which the property forms part. Details on request from the letting agents.

EPC

An EPC has been commissioned and will be made available upon request when available.

PLANNING

The property has consent for use as a gym falling within former class D1 (now Class E). As such the property is suitable for a variety of uses including the current use, other leisure related uses, for retail, as a restaurant, for the provision of health services, as a creche, or as offices.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**

Julian Welch
01733 556496
Julian.welch@eddisons.com

4D057
220706

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating **Barker Storey Matthews**



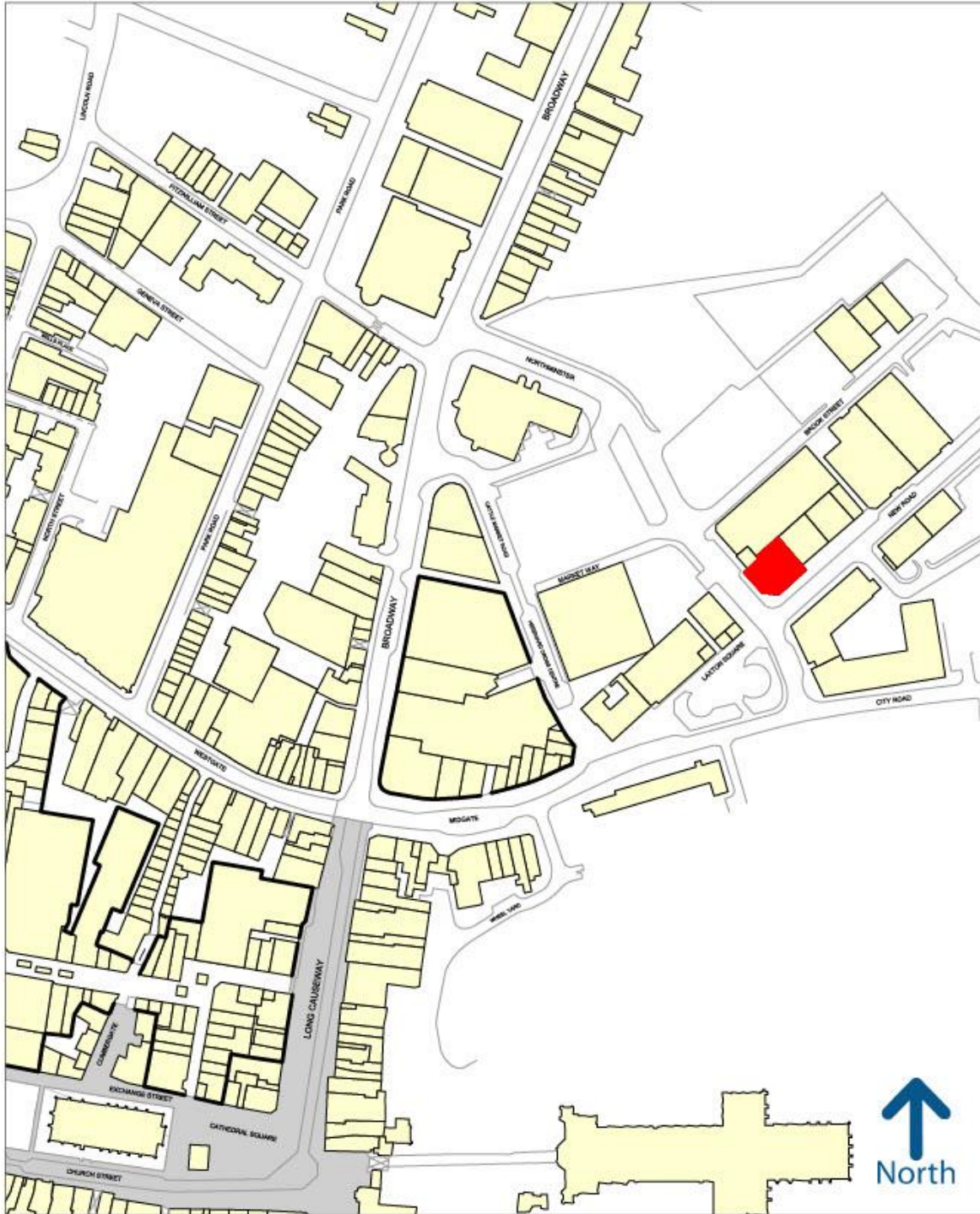
For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating **Barker Storey Matthews**



125 metres

Experian Goad Plan Created: 08/07/2022
Created By: Barker Storey Matthews

Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 801 8011

For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.