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eddisons.com

BAR/RESTAURANT PREMISES TO LET

Eddisons

Incorporating Barker Storey Matthews



EARLAM HOUSE, NORTHMINSTER
PETERBOROUGH PE1 1FJ

Rent on Application

641.26 sq m (6,903 sq ft)

- Fitted Bar / Restaurant opportunity
- Prominent City Centre location
- Within the central leisure 'circuit'.
- Located adjacent and opposite new build residential development

LOCATION

The property is located on the corner of Northminster and New Road 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, Liberation club, The Red Room, Bar Forty-Two and The Sir Henry Royce 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.

DESCRIPTION

The property comprises a ground floor bar/restaurant premises. Fitted out by the previous occupier, the property provides a large open plan bar area with bar counter, large part-fitted kitchen, male, female and disabled access WC facilities, various dry storage areas and managers office accommodation.

Externally there is a walled smoking area to the side of the property.

PLEASE NOTE – some of the equipment and fittings 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 641.26 sq m (6,903 sq ft).

BUSINESS RATES

The property has a Rateable Value of £43,500. 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

The property has an EPC rating of D (77). A copy of the EPC certificate is available on request.

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
230403

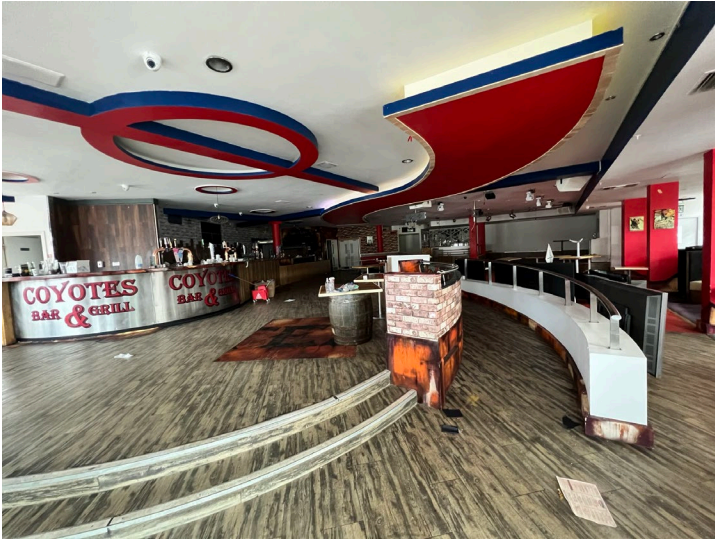
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T: 01733 897722

Important Information

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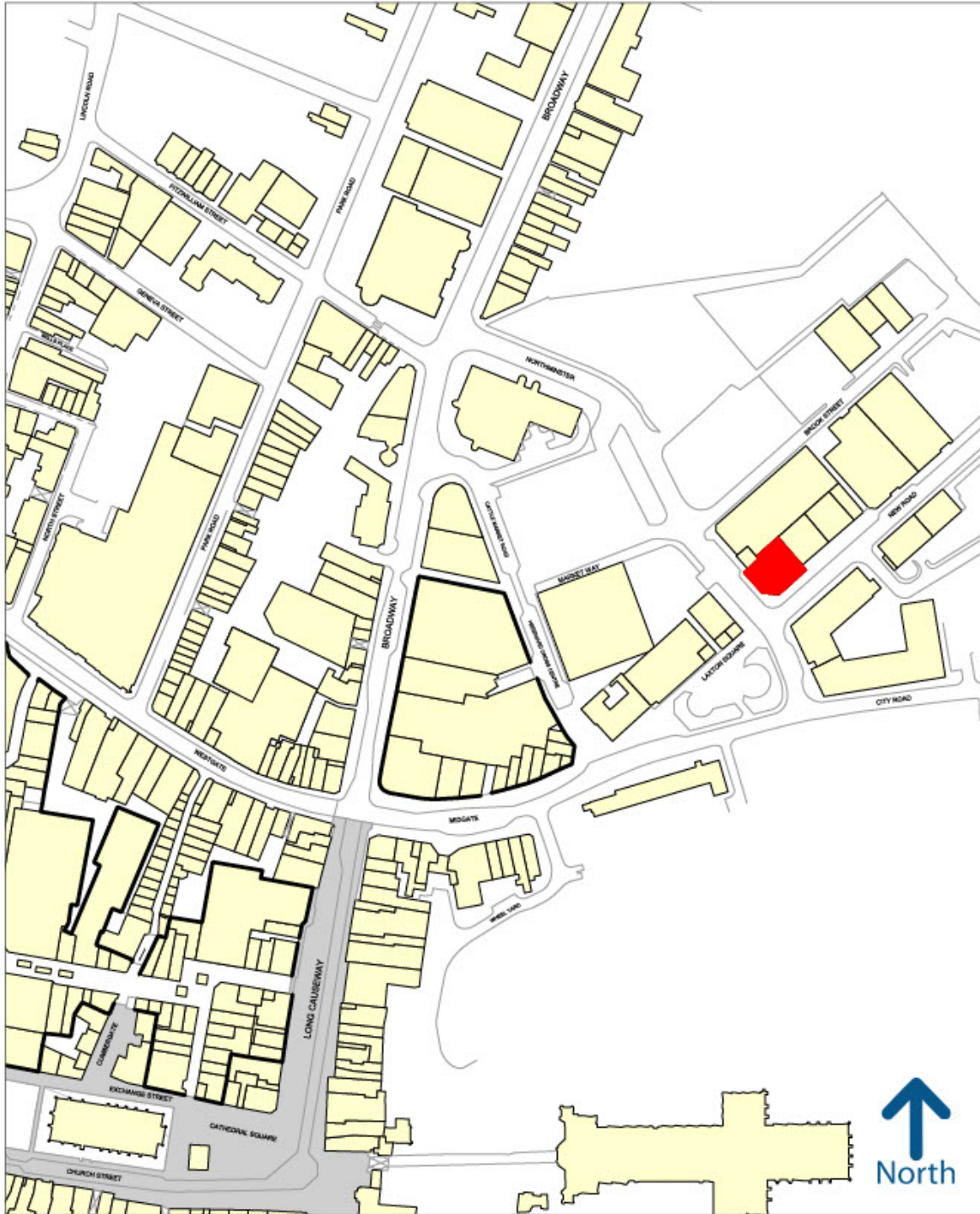
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Created By: Barker Storey Matthews

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