

01733 897722

eddisons.com

RETAIL – TO LET

Eddisons

Incorporating Barker Storey Matthews



2 COLUMBUS ROAD, HEMPSTED, PETERBOROUGH PE2 9FP

£17,750 pa

77.48 sq ft sq m (834 sq ft)

- Self-contained shop in popular neighbourhood parade
- Fitted out to a very good standard
- Air conditioned
- Ample on site parking

LOCATION

Hempsted is a residential and commercial development located on the A15 London Road, approximately 2 miles south of Peterborough City Centre and close to the Hampton residential and commercial area. The fletton Parkway is close by giving easy access to the parkway system and national road network.

The property forms part of a mixed used development. Other occupiers include a Co-Op convenience store, Barnardos, Full of Beans, Bees Estate Agents, Pizza Hut Delivery, Wok & Eat Chinese take-away and Rumbles Fish Bar.

DESCRIPTION

The property comprises a self-contained loc up shop unit arranged over ground floor only. Internally the unit benefits from a good quality fit out including wood effect laminate flooring, suspended ceiling with inset LED lighting, air conditioning via ceiling inset cassettes and two WC's. There is access to the rear for loading purposes. To the front of the property there is ample on site free to use parking.

ACCOMMODATION

Ground floor - 77.48 sq m (834 sq ft)

Floor areas are approximate and stated on a net internal area basis.

SERVICES

Mains drainage, water and electricity are believed to be connected to the premises. No services have been tested and no warranties can be given or implied as to the capacities or condition of such services.

RENT

£17,750 per annum exclusive of VAT, Business Rates and other outgoings.

VAT

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

BUSINESS RATES

The Rateable Value for the property is currently assessed in connection with 2 Columbus Road and will therefore need to be re-assessed in the event of a letting. We estimate that once re-assessed the Rateable Value will be in the region of £11,000 and therefore it is likely that 100% Small Business Rates Relief will be available to an incoming tenant. Further details on request from the letting agents

SERVICE CHARGE

The tenant is to pay the service charge for the building. Details on request from the letting agents.

EPC

The property has an EPC rating of A (24). A copy of the EPC certificate is available on request.

USE

The property is suitable for a range of uses within Class E.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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801.172673
231101

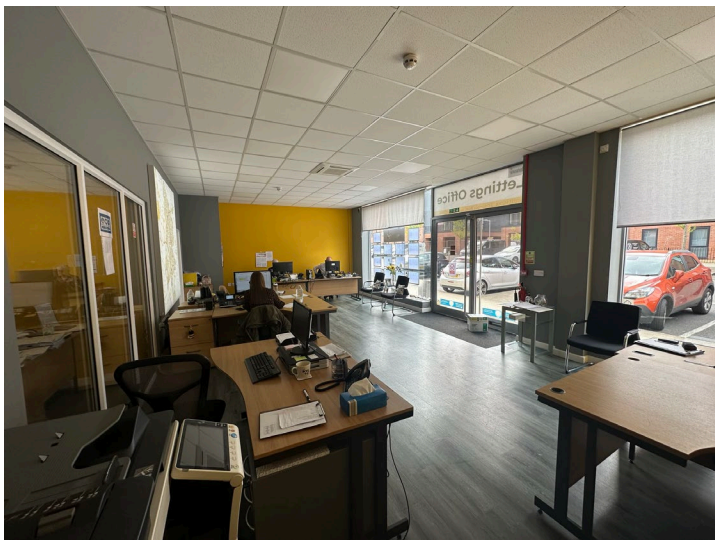
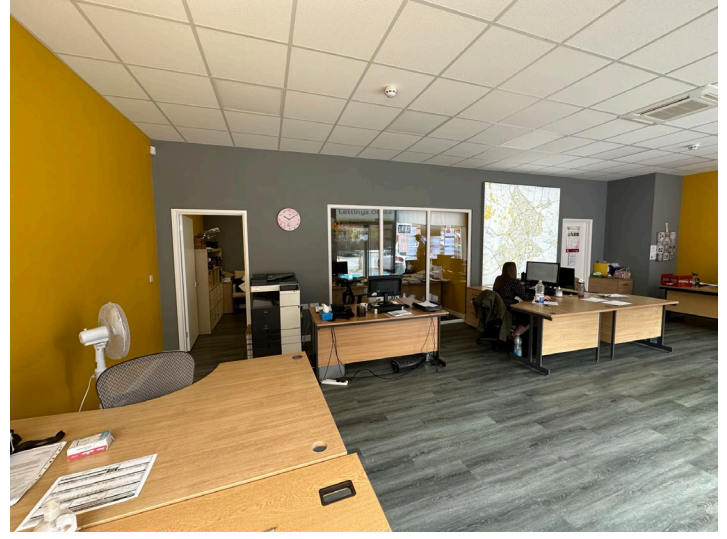
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T: 01733 897722

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.

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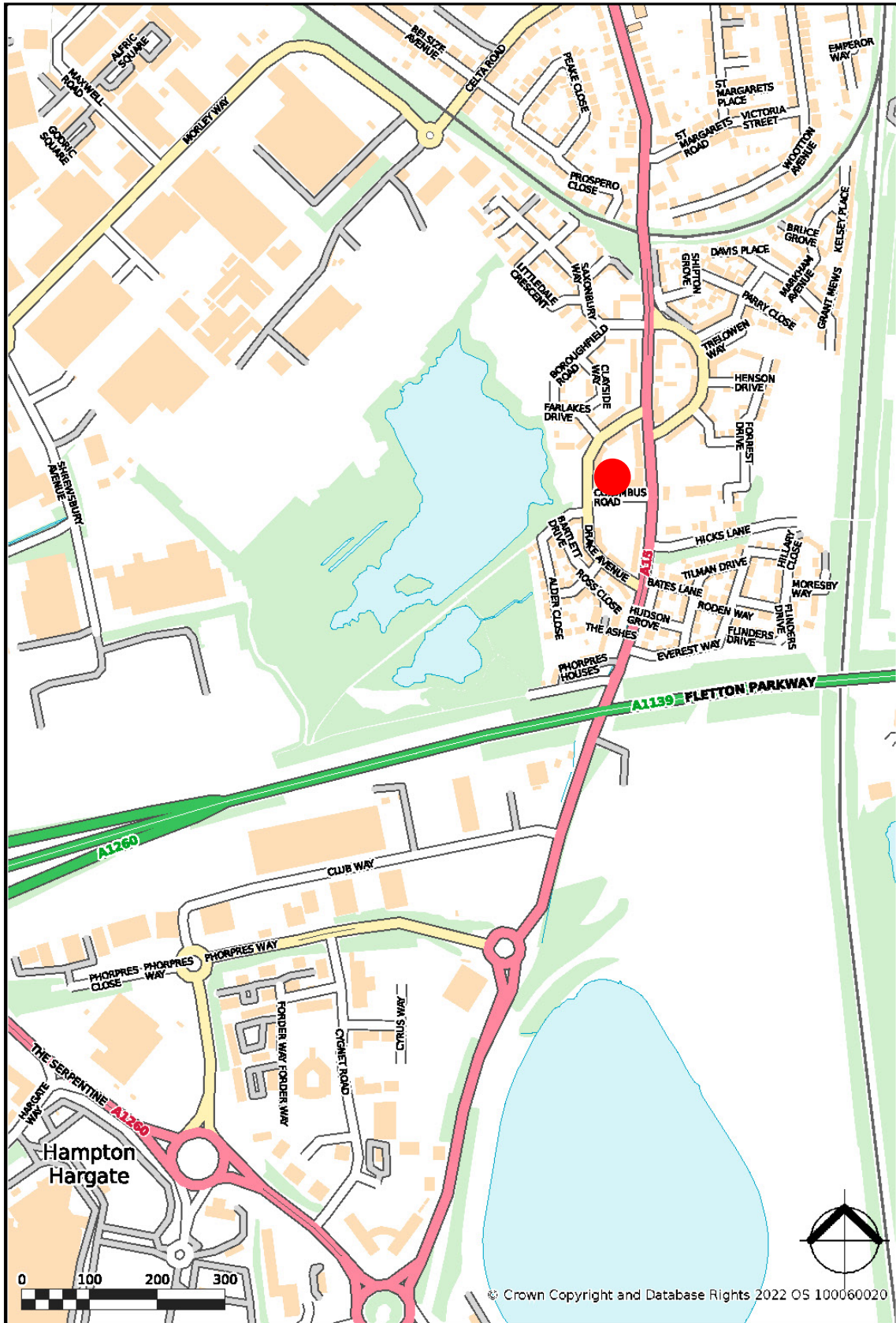
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Plotted Scale - 1:10,000

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