



10 Church Street

Cathedral Square, Peterborough, PE1 1XB

Prominent city centre freehold opportunity with dual frontage and dual access.

- Freehold
- Pricing £750,000
- Offered with vacant possession
- Dual frontage and dual access
- Central, high footfall location
- Direct pedestrian access to train station in 4 mins
- Owner occupier or development opportunity

10 Church Street, Cathedral Square, Peterborough, PE1 1XB

Summary

Price	£750,000
VAT	Not applicable
EPC Rating	D

Description

This prominent 3-storey, self-contained building sits on Church Street, overlooking Cathedral Square and continues down Cross Street. It offers dual frontage to Church Street and Cross Street with multiple separate accesses on both Church Street and Cross Street. The property is vacant which allows various opportunities for owner occupation or redevelopment as either commercial or residential subject to the usual consents. The building is configured in a way which would allow the upper parts to be independently accessed and operated. There is further potential to add an additional storey at the rear of the third floor (along Cross Street) subject to the usual consents.

The property is Grade II listed.

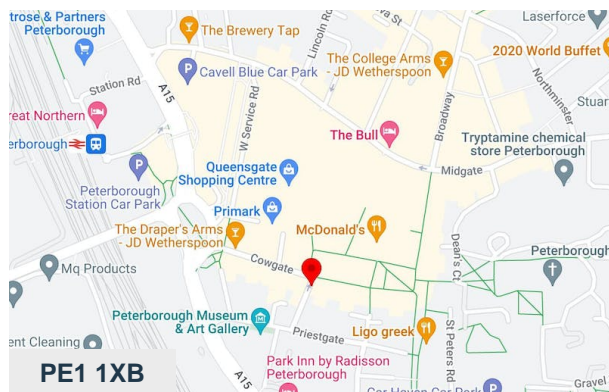
Location

Located on Church Street, the building benefits from heavy footfall due to the popular food & beverage outlets on Cathedral Square and Cowgate, and the pedestrian access between the city centre and the train & bus stations. Existing operators along Church Street include Cote Brasserie, Las Iguanas, Five Guys, Wildwood, Pizza Express and Kokoro. The property continues down Cross Street into a recognised business district with architects, solicitors, accountants, recruitment consultants and local council occupying properties on Priestgate, Bridge Street and Bourges Boulevard. 10 Church Street also faces Queensgate, Peterborough's leading mixed use leisure and shopping destination, housing multiple high street fashion brands, Puttstars golf & diner experience and Frasers department store.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground - Vacant	2,458	228.36
1st - Vacant	1,812	168.34
2nd - Vacant	323	30.01
Total	4,593	426.71



Viewing & Further Information



William Elphinstone
07876 131346
willelphinstone@tydusre.com



Jamie Baruch
07889 085112
jamiebaruch@tydusre.com