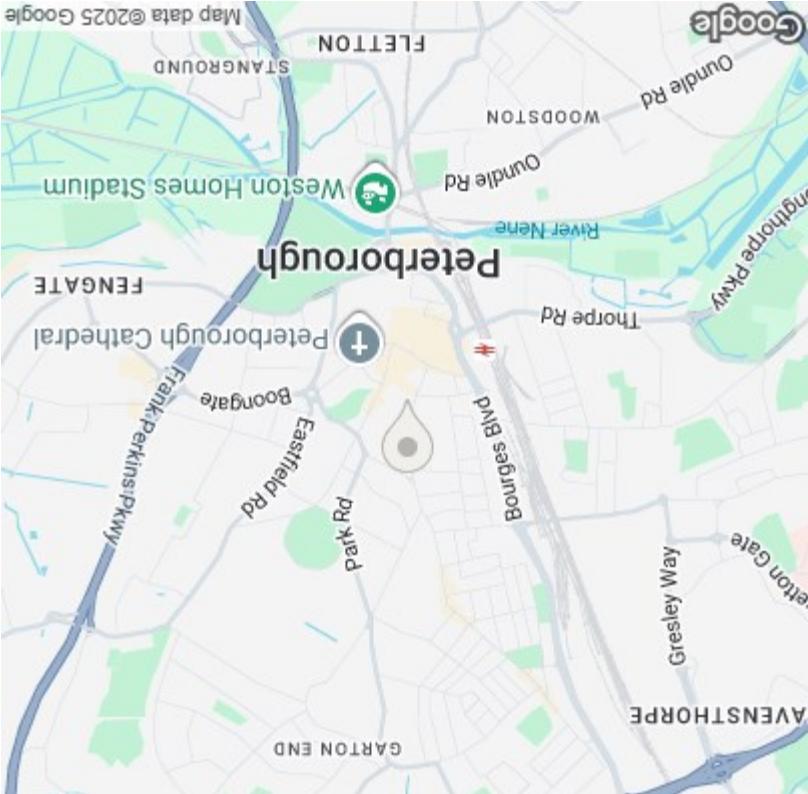


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.propertyselective-licensing-selective-licensing.gov.uk/residents/housing-selective-licensing/>

Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of any fixtures and fittings. All photographs are for guidance only and should not be relied upon for the application of any applicable law. Details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan

**Fitzwilliam Street & Park Road**  
Peterborough, PE1 2RX  
£854,999 - Freehold, Tax Band -

12 4 4 4

## Fitzwilliam Street & Park Peterborough, PE1 2RX

This rare bulk investment opportunity comprises three Victorian residential terrace properties together with a substantial mixed use commercial and residential building, all located within Peterborough city centre. The portfolio offers a combination of strong existing income, value add potential, and future development opportunities, making it an attractive proposition for investors seeking scale in a prime central location. The properties are within walking distance of Peterborough train station and local amenities and are available to purchase as a single blended acquisition. Interested parties are advised to contact the office directly for further details.

This city centre bulk purchase opportunity brings together three well located Victorian terrace houses alongside a large mixed use commercial and residential property, offering a diverse and flexible investment portfolio with multiple income streams. The residential element comprises a mix of two and three bedroom terrace properties, each offering spacious living accommodation arranged over two floors, with features including large living rooms, kitchen dining rooms, multiple bathrooms and WCs, shared courtyard areas, and in some cases allocated parking. These properties are well suited to both the owner occupier and rental markets and offer further scope for enhancement and rental growth.

In addition to the residential terraces, the portfolio includes a substantial mixed use building currently comprising a ground floor barber shop and office unit with extensive residential accommodation above. The commercial element is presently let on a three year lease producing £20,000 per annum, with the potential for early termination by agreement. The residential accommodation provides six to seven bedrooms with a further three bedrooms located on the upper floor. This creates strong potential for conversion into a large house of multiple occupancy, subject to the relevant planning and licensing consents. Off road parking for two vehicles further enhances the appeal of the property in this central location.

Across the portfolio, the properties are positioned within easy walking distance of Peterborough train station, city centre shops, restaurants, and transport links, ensuring consistent demand from tenants and commercial occupiers alike. While elements of the portfolio would benefit from updating, this provides a clear opportunity for purchasers to add value, reconfigure layouts, and maximise returns over the medium to long term.

This portfolio is offered as a combined bulk purchase and presents an excellent opportunity for investors seeking scale, diversification, and future upside within Peterborough city centre. For further information, detailed financials, or to arrange discussions regarding the acquisition, interested parties are encouraged to contact the office directly.

### Tenure - Freehold

### EPC - Various

41a Park Road - D - 83  
14 Fitzwilliam Street - D 59/80  
16 Fitzwilliam Street - D 65/87  
18 Fitzwilliam Street - E 54/80

