

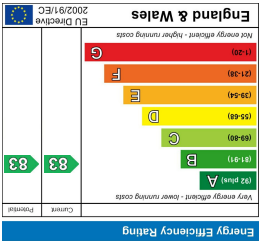
Park Road & 12 Fitzwilliam Street
Peterborough, PE1 2TH

Guide Price £295,000 - Freehold , Tax Band -

Floor Plan

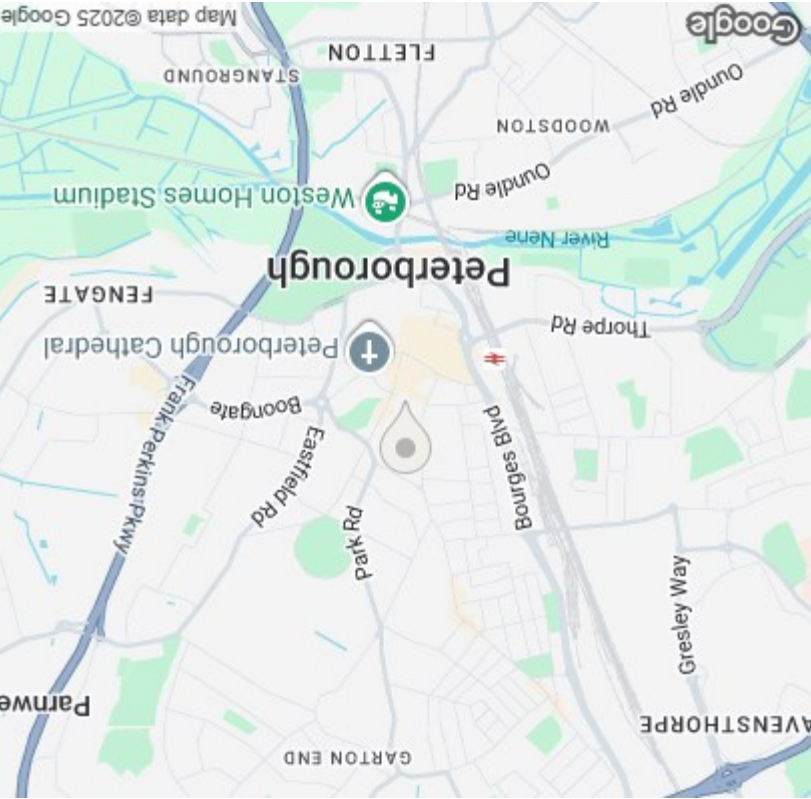


Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Park Road & 12 Fitzwilliam
Street
Peterborough, PE1 2TH

****Guide Price £295,000 - £310,000**** This substantial mixed use property is located on Park Road in Peterborough city centre and comprises a ground floor barber shop and office unit with extensive residential accommodation above and behind. The property is currently let on a three year lease producing £20,000 per annum, with the potential for the lease to be ended earlier if required. Offering six to seven bedrooms with scope for further reconfiguration, off road parking for two vehicles, and strong potential for conversion to a house of multiple occupancy subject to the necessary consents, the property represents an ideal long term investment opportunity. The building is in need of updating throughout and is available for purchase individually or as part of a bulk acquisition with other properties.

The ground floor currently comprises a commercial barber shop along with a separate office unit, both forming part of the existing lease arrangement. The property is presently let on a three year lease generating £20,000 per annum, with flexibility for early termination by agreement, providing options for owner occupiers or investors looking to reposition the asset.

The residential accommodation is arranged over multiple levels and offers six to seven bedrooms in total. These additional rooms further enhance the overall size and potential of the property and make it particularly well suited for conversion into a large house of multiple occupancy, subject to planning and licensing requirements.

The property benefits from off road parking for two vehicles, a highly desirable feature for a city centre location. While the building needs updating throughout, this is reflected in its positioning as a value add opportunity, allowing a purchaser to refurbish, reconfigure, and maximise rental returns over the long term.

Located within walking distance of Peterborough train station and a wide range of local amenities, shops, and transport links, the property offers excellent connectivity and tenant appeal. Available as part of a bulk purchase with other properties or as a standalone acquisition, this is a rare opportunity to secure a sizeable mixed use asset in a prime city centre location with strong income and future upside potential.

Barber Shop
7.44 x 4.01 (24'4" x 13'1")

Hallway
2.10 x 1.77 (6'10" x 5'9")

Office
1.72 x 2.55 (5'7" x 8'4")

WC
0.80 x 4.09 (2'7" x 13'5")

Hallway
1.08 x 0.66 (3'6" x 2'1")

Kitchen
3.25 x 3.96 (10'7" x 12'11")

WC
0.81 x 2.18 (2'7" x 7'1")

Entrance Porch
0.87 x 1.84 (2'10" x 6'0")

Entrance Hall
4.39 x 1.83 (14'4" x 6'0")

Bedroom One
4.01 x 3.97 (13'1" x 13'0")

Landing
3.29 x 1.86 (10'9" x 6'1")



Hallway
0.84 x 1.85 (2'9" x 6'0")

Bedroom Two
1.67 x 2.91 (5'5" x 9'6")

WC
1.64 x 0.73 (5'4" x 2'4")

Bathroom
1.61 x 1.97 (5'3" x 6'5")

Kitchen
3.26 x 3.99 (10'8" x 13'1")

Bedroom Three
2.91 x 4.01 (9'6" x 13'1")

Bedroom Four
4.04 x 4.03 (13'3" x 13'2")

Bedroom Five
2.64 x 1.86 (8'7" x 6'1")

Bedroom Six
4.03 x 3.98 (13'2" x 13'0")

Basement Hallway
7.5 x 1.81 (24'7" x 5'11")

Basement Room One
4.11 x 4.03 (13'5" x 13'2")

Basement Room Two
3.23 x 4.02 (10'7" x 13'2")

EPC - D
83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: Not Known
Holiday home rental: Not Known
Restrictive covenant: Not Known
Business from property NOT allowed: Not Known
Property subletting: Not Known
Tree preservation order: Not Known
Other: Not Known
Right of way public: No
Right of way private: Not Known
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: Not Known
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: TBC
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to