

On the Instruction of Ignis Asset Management
Shop To Let

Unit 16, Rivergate Centre PETERBOROUGH

Location

The unit occupies an excellent retail location in this covered shopping arcade which benefits from an annual pedestrian flow of approximately four million people generated by the large **ASDA** superstore and car park to the rear. Retailers nearby include **Comet, Peacocks, Subway** and **Supercuts**.

TK MAXX have recently opened a 70,000 square foot superstore within close proximity.

Accommodation

The unit is arranged on ground and first floors and comprises the following approximate areas:-

Ground Floor Sales	1,235 sq ft	115 sq m
First Floor Storage	1,155 sq ft	107 sq m

Lease

The unit is available on a new 10 year effectively full repairing and insuring lease, subject to an upward only rent review at the end of the fifth year.

Rent

£32,500 per annum exclusive of rates, service charge and VAT (if applicable).

Rates

Rateable Value	£29,000
UBR 2011/2012	0.433
Rates Payable 2011/2012	£12,557

Interested parties are advised to make their own enquiries to the Local Authority.



Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment via sole agents msbl.

Jack Mackinnon

T 020 7101 6727

jack@msblproperty.com

Andrew Udall

T 020 7101 6725

andrew@msblproperty.com

msbl 25/7/2011

WENTW

MARKS & SPENCER
VARIETY STORE
(2 RETAIL FLOORS)

NEW LOOK
LADIES WEAR

T K MAXX

CHARITY SHOP
53
SPECSAVERS
OPTICIAN
55
MOTHERCARE
CHILDRENS WEAR & NURSERY GO
(3 RETAIL FLOORS)
59
BETFRED
BETTING OFFICE
59A
JANSON HONG
SUPERMARKET
59
SKETCHLEY
DRY CLEANING
61
POUNDLAND
DISCOUNT STORE

BOURGES BOULEVARD

54 - 60

62

68

MULTIYORK
FURNITURE

BRIDGE STREET

VENTURE
PHOTOGRAPHER

6A
RIDD'S COFFEE SHOP
KISS'N'CRY
FOODWEAR
COLLECTIONS
LADIES WEAR
TAVOL CALDI
RESTAURANT
PRATELI
RESTAURANT
PEACOCKS
CLOTHING
THE RIVERGATE CENTRE
SUBWAY
TOYS & GM
THE EXPERIENCE
COURT

PINK & WHITE
BEAU SAIL
6A
PARANSE
BLESSINGS
7
UNDER OFFER
8
UNDER OFFER
9
UNDER OFFER
10
PAPERBOX
CANON

11
CASH
GENERATION
FIN SERV

12
HUGHES ELECTRICAL
BETTING OFFICE
13
HOME ENT
(2 RETAIL FLOORS)

14
PETERBOROUGH
ORGAN CENTRE
RECORDINGS
15
THE POUND SHOP
HOUSEHOLD GOODS

16
VACANT

17
SUPER CUTS
HAIRDRESSING

18
VACANT

19
MUSCLE FINESSE
HEALTH FOOD

20
VACANT

21
VACANT

22
VACANT

23
VACANT

24
COMET
ELECTRICAL &
GAS APPLIANCES

25
ICELAND
FROZEN FOOD

26
GEORGE
CLOTHING

27
STORE

28
HILLS YARD

29
OFFICE

30
LADROCKES
BETTING OFFICE

32
VACANT

34
JENA YIP
ASIAN
RESTAURANT

36
EDUCATIONAL
ESTABLISHMENT

38
MUSCLE FINESSE
HEALTH FOOD

40
102 - 104

P
(500) (ESTIMATED)

ASDA
SUPERMARKET

SERVICE YARD

(ACCESS ONLY)

45 metres

goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2011 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2011. Licence number PU 100017316.
Mapping sourced from **Ordnance Survey**
For full terms & copyright conditions visit www.goadplans.co.uk