

On the Instruction of Ignis Asset Management
Shop To Let

Unit 18, 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, with retailers nearby including **Comet**, **Peacocks**, **Subway**, **Hair Express** and **Hughes Electrical**.

Accommodation

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

Internal Width	30'1"	9.2 m
Shop Depth	50'2"	15.3 m
Ground Floor Sales	789 sq ft	73.3 sq m
First Floor Storage	761 sq ft	70.7 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

£29,500 per annum exclusive of rates, service charge and VAT (if applicable).

Rates

Rateable Value	£22,750
UBR 2010/2011	0.414
Rates Payable 2010/2011	£9,419

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.

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msbl 14/4/2010

WEN

MARKS & SPENCER

VARIETY STORE

(2 RETAIL FLOORS)

NEW LOOK

LADIES WEAR

VACANT OUTLET

OPTICIAN

MOTHERCARE

CHILDRENS WEAR

(3 RETAIL FLOORS)

ENT

BETTFRED THE BONUS KING

BETTING OFFICE

JANSON HONG

SUPERMARKET

SKETCHLEY

DRY CLEANING

POUNDLAND

HOUSEHOLD GOODS

BOURGES BOULEVARD

54 - 60
62
68

53
55
59
59A
59
61

BRIDGE STREET

MULTIYORK
FURNITURE

VENTURE
PHOTOGRAPHER

RICOS
CAFE

PERFECT
FOOTWEAR

COLLECTIONS
LADIES WEAR

FRATELLI
CAFE & DELI

PEACOCKS
CLOTHING

THE CENTRE
OUTLET

VACANT
OUTLET

MUSCLE FITNESS
SPORTS GOODS

VACANT
OUTLET

HAIR EXPRESS
BRIDAL WEAR

PERFECTION
HOUSEHOLD GOODS

THE FOUND SHOP
MUS INSTASH MUS

PETERBOROUGH
ORGAN CENTRE

HOME ENT
(2 RETAIL FLOORS)

HUGHES ELECTRICAL
BETTING OFFICE

CASH
GENERATOR
PAPERBOX
CARDS

PHONE PLUS
TELEPHONES

ESCAPE
LADIES WEAR

VACANT

PINK & WHITE
BEAU SAL

6A
7

18

17

16

15

14

13

12

11

10

90

92

94

96

98 - 100

102 - 104

97 - 99

1 - 19

24

25

92

COMET
ELECTRICAL &
GAS APPLIANCES

ICELAND
FROZEN FOOD

GEORGE
CLOTHING

STORE

SERVICE YARD

HILLS YARD

MUSCLE FITNESS
SPORTS GOODS

EDUCATIONAL
ESTABLISHMENT

JOY WAH
CHINESE REST
& CHINESE T/A

ADECCO
EMP
AGY

LABROKES
BETTING OFFICE

HOME ENT
(2 RETAIL FLOORS)

PETERBOROUGH
ORGAN CENTRE

MUS INSTASH MUS

THE FOUND SHOP
HOUSEHOLD GOODS

BRIDAL WEAR

HAIR EXPRESS

VACANT
OUTLET

MUSCLE FITNESS
SPORTS GOODS

THE CENTRE
OUTLET

FRATELLI
CAFE & DELI

COLLECTIONS
LADIES WEAR

PERFECT
FOOTWEAR

RICOS
CAFE

VENTURE
PHOTOGRAPHER

P
(500) (ESTIMATED)

ASDA
SUPERMARKET



goad Network
For more information on our products and services:
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goad.sales@uk.experian.com

45 metres
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