

On the Instruction of Ignis Asset Management
Shop To Let

Unit 7, 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	15'11"	4.85 m
Shop Depth	38'7"	11.76 m
Ground Floor Sales	533 sq ft	49.5 sq m
First Floor Storage	211 sq ft	19.6 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

£19,500 per annum exclusive of rates, service charge and VAT (if applicable).

Rates

Rateable Value	£17,750
UBR 2010/2011	0.414
Rates Payable 2010/2011	£7,348.50

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.

Andrew Udall

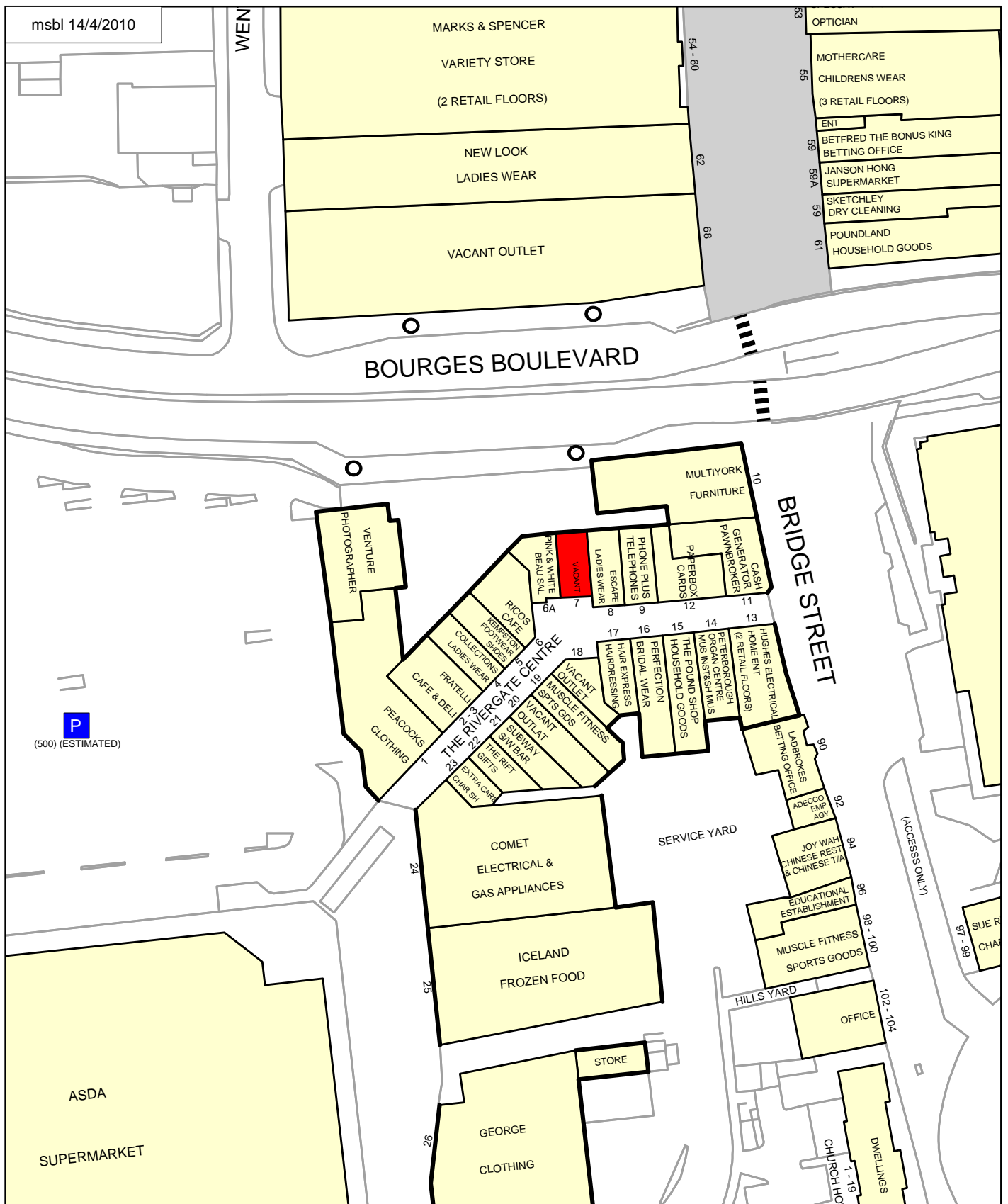
T 020 7101 6725

andrew@msblproperty.com

Gareth Storer

T 020 7101 6726

gareth@msblproperty.com



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

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