

Shopping Centre Retail Premises Unit 7 Broadway Shopping Centre Yaxley, Peterborough, PE7 3JJ



TO LET / MAY SELL
621 sq ft (57.71 sq m)
£12,500 per annum exclusive
Freehold Offers Invited

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Floors	Use Class	Rent	Freehold	Service Charge Per Annum	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
621	Ground	E (Retail)	£12,500	Offers Invited	£1,012	£281.65	£9,400	D - 95

LOCATION

Broadway Shopping Centre in Yaxley is located approximately 4 miles to the south west of Peterborough City Centre and is located approximately 3 miles to the north east of Junction 16 of the A1 (M) at Northern Cross.

Broadway Shopping Centre is located at the junction of The Broadway (B1091) with Landsdowne Road, opposite the public library & Yaxley Medical Centre.

The Broadway Shopping Centre comprises 17 retail units which are leased to local and national operators including uses such as Spar, Yaxley Phone Shop & Yaxley Pound Plus, S&D Bookmakers, Just for You Gifts, Yaxley Convenience Store, Golden Gate Chinese, Sharman Quinney Estate Agent, 3MJ Butchery, Yaxley Wines, Barnardos, Wong's Fish & Chips, Ciao ladies' hairdresser, Head2Head barber and D&A Sanders Pet Shop.

The site comprises in excess of 20,000 sq. ft. of retailing accommodation, and also has its own car parks providing approximately 110 spaces.

DESCRIPTION

Unit 7 is situated within the centre of the shopping complex and comprises a ground floor retail premises of 621 sq ft. There is an electric roller shutter door at the front and rear of the premises.

ACCOMMODATION

Net internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	29.10	313
	Retail Zone B	25.79	278
	Retail Zone C	2.82	30
TOTAL		57.71	621

EPC

The EPC rating for the property is D - 95.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES

We understand that all main services are provided to the accommodation excluding gas.

TERMS & RENT

Rent

The property is available on a new full insuring and repairing lease at a rental of £12,500 per annum exclusive of VAT and other outgoings and subject to contract.

Service Charge

A service charge will be payable for the upkeep maintenance and repair of the shopping centre and further details are available from White Commercial Surveyors. The figure for this unit for the year ending 24/03/22 is £1,012.

Building Insurance

There is a building insurance premium payable of approximately £281.65 per annum for the premises.

Rates

The 2017 Rateable Value for the premises is £9,400 however the property is eligible for Small Business Rates Relief where no rates are payable. This will need to be claimed by the ingoing tenant.

VAT: VAT is not payable on the rental value.

VIEWING AND FURTHER INFORMATION

Please contact the agents:

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000.

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