

Retail/Leisure Unit

19 Ortongate Shopping Centre, Peterborough

Ground floor sales: 1,510.88m² (1,6263ft²)
First floor: 666.39m² (7,173ft²)

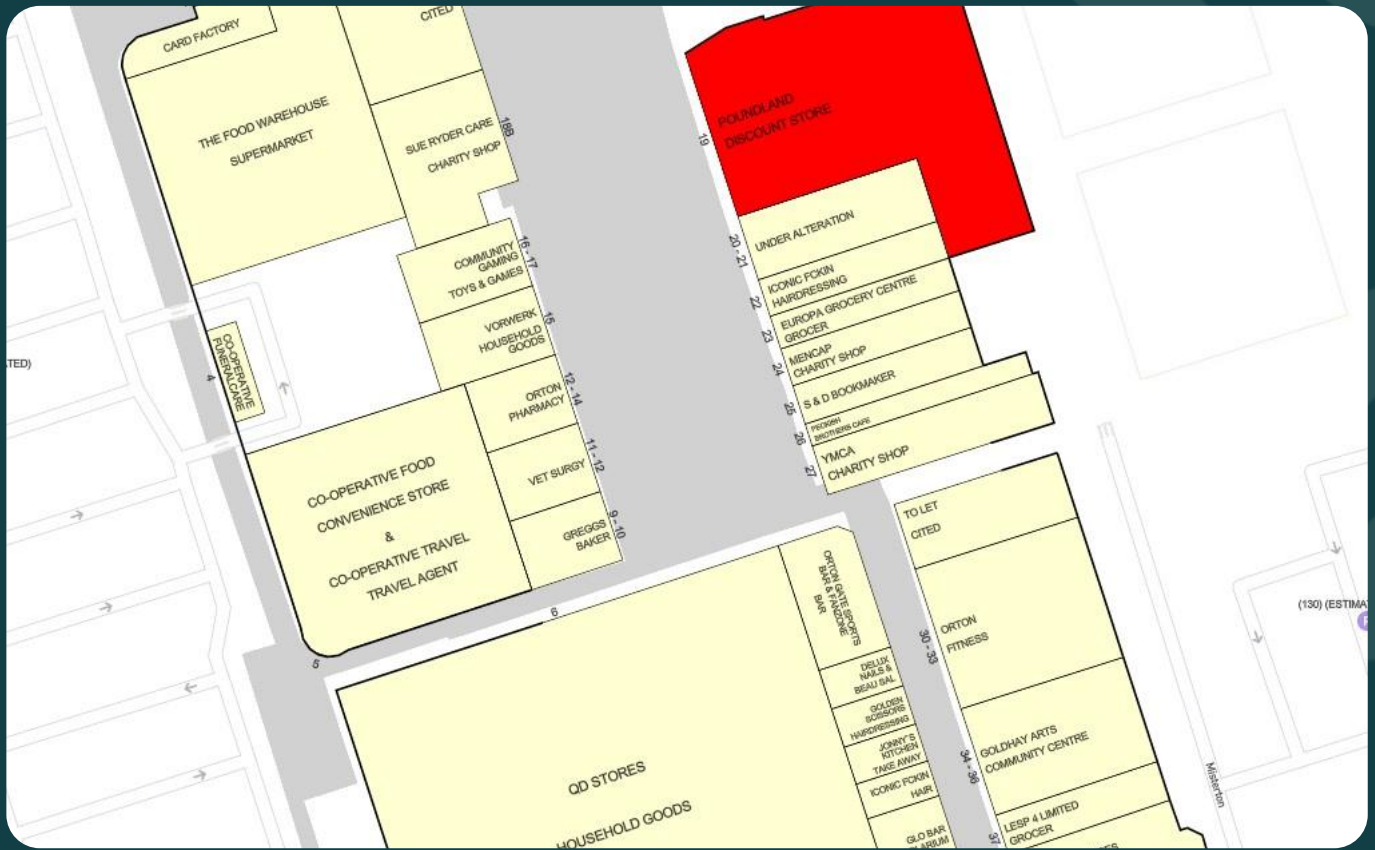


To Let



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0208 076 666

Location



Ortongate Shopping Centre is the principal retail and service hub for the established residential community of Orton Goldhay, approximately 3 miles west of Peterborough city centre. The scheme is anchored by a strong mix of national and independent occupiers.

The centre benefits from a densely populated surrounding area, with a substantial residential catchment within walking distance alongside nearby schools, community facilities and employment uses which help to drive consistent footfall throughout the day.

Key tenants include **B&M**, **QD Stores**, **Greggs**, **Coop** and **Food Warehouse** alongside a strong line up of regional and independent businesses.



Accommodation

Prominent large retail unit in the heart of the scheme, providing ground floor sales space fitted for retail use together with first floor storage and staff facilities. The property is loaded from the rear via the service yard.

The property comprises the following internal floor area:

	SQ FT	SQ M
Ground Floor	16,263	1,510.88
Basement Ancillary	7,173	666.39
Total	23,436	2,177.27

Rent

Quoting rent on application.

VAT

VAT is applicable at the prevailing rate.

Service Charge

Service charge is payable on an apportioned basis towards communal maintenance of the building. It is estimated at £48,590.37 for the current year.



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Planning

Understood to be **Use Class E** – suitable for retail, office, café and restaurant uses.

Rates

The premises is assessed as follows:

Rateable Value: £89,000

UBR (2026/2027): 0.43

Rates Payable: £38,270

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

Available on request

Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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