

Prime Retail Unit

Unit 18D, Ortongate Shopping
Centre, Peterborough, PE2 5TD

Ground floor sales: 111.48m² (1,200ft²)

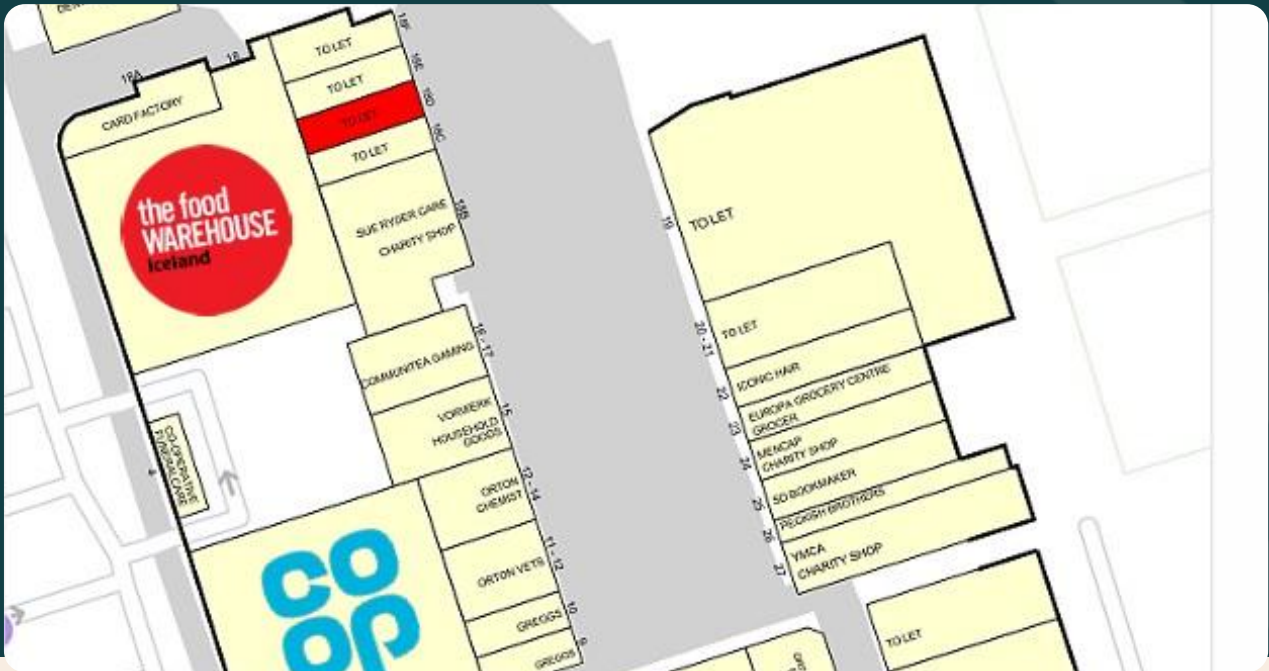


To Let



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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.

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



[Click here](#) for
Google map link



Accommodation

The unit is to be provided in a white box specification ready for an ingoing tenant to fit out.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	1,200	111.48
Total	1,200	111.48

Additional space with the units adjacent combined, could provide up to 6,000ft².

Rent

Quoting rent £17,500 per annum exclusive.

EPC Rating

Available upon request.

VAT

VAT is applicable at the prevailing rate.

Terms

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

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £4,200 for the current year.

Planning

We understand the current planning use is Class E and therefore suitable for retail and leisure uses. Interested parties should satisfy their own queries with the local planning authority.

Rates

The unit is not currently in the rating list and requires assessment upon occupation.



Viewing

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

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