

# Prime Retail/Leisure Unit

Unit 21, Ortongate Shopping Centre,  
Peterborough, PE2 5TD

Ground floor sales: 168m<sup>2</sup> (1,809ft<sup>2</sup>)

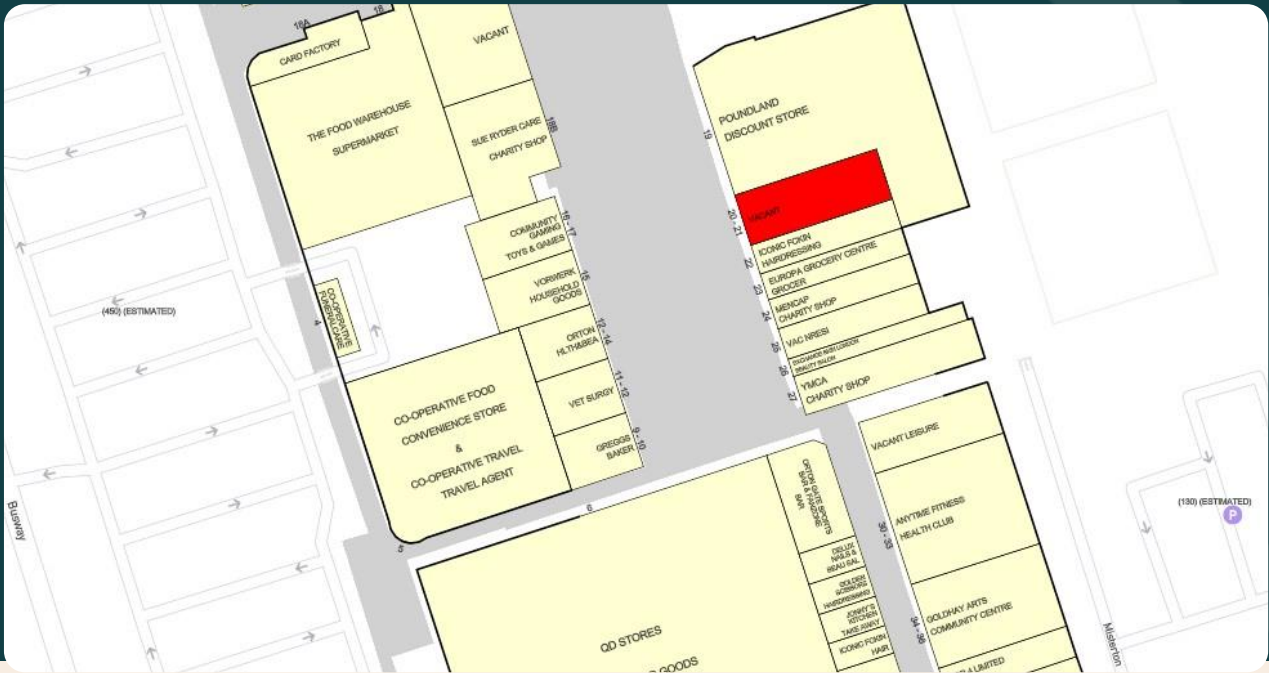


## To Let



cited.co.uk  
0208 076 6666

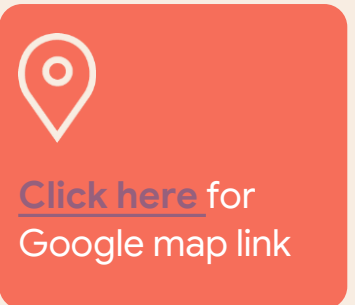
## Location



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.



## Accommodation

Prime unit in the heart of the scheme, fronting onto the square providing ground floor sales space fitted for retail use. The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	1,809	168
<b>Total</b>	<b>1,809</b>	<b>168</b>

The property could be combined with the next-door unit to create 4,602ft<sup>2</sup>.

## Rent

Quoting rent £22,500 per annum exclusive.

## Building Insurance

Approximately £275 per annum.

## 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 £6,060 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.

## EPC Rating

Available upon request.



## Viewing

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

**Oliver Marshall**  
oliver@cited.co.uk  
07386 200076

**Rosie Civil**  
rosie@cited.co.uk  
07979 502876



**Cited**  
PROPERTY

cited.co.uk  
0208 076 6666