

# Prime Retail Unit

Unit 28-29, Ortongate Shopping  
Centre, Peterborough, PE2 5TD

Ground floor sales: 264.68m<sup>2</sup> (2,849ft<sup>2</sup>)



## 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

Prime position in the covered mall, available as a whole unit or could be split.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	2,849	264.68
<b>Total</b>	<b>2,849</b>	<b>264.68</b>

## Rent

Quoting rent £25,000 per annum exclusive.

## Building Insurance

Approximately £443 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 £9,552 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:

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