

# Richardson

3 Cumbergate  
Peterborough PE1 1YR

Price on Application



- Retail/ Cafe /Restaurant
- Two upper floors
- Good location
- Adjacent to Queensgate
- For Sale/ To Let
- Ground Floor Sales 94.40 sq m (1,016 sq ft)
- Grade II Listed
- EPC: n/a

Stuart House, St John's Entrance  
St John's Street  
Peterborough, PE1 5DD



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01733 321800**

## LOCATION

The property is located in the heart of Peterborough City Centre adjacent to the vibrant Queensgate Shopping Centre. Cumbergate is pedestrianised and forms one of the key thoroughfares into Queensgate. The main line Railway Station and a number of public car parks are all located 500m of the property.

## DESCRIPTION

Attractive prime location shop in use as a Cafe and Restaurant, on the ground floor with WC's and stores. On the first floor there is a further seating area and a self contained flat. Access for loading and storage is at the rear of the property via a passageway off Exchange Street.

## ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

Ground Floor Retail	94.40 sq m
First Floor Stores	39.70 sq m
Self contained Flat	21.29 sq m

## SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-  
Shop:

Rateable Value: £30,500

Interested parties should however rely on their own enquires as to the amount of rates payable.

## TERMS

Available For Sale/ To Let. Further details on application.

## VAT

VAT will not be charged on the price/rent.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

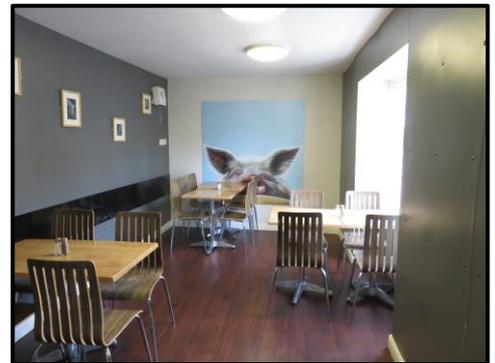
Energy Rating: n/a

## VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Callum Dickinson t:01780 758005 e:cdickinson@richardsonsurveyors.co.uk



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.