



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976
REGULATED BY THE RICS

WHITTLESEY

6 QUEEN STREET, PE7 1AY

LOCATION

Whittlesey is a historic Fenland market town situated 6 miles east of Peterborough. The town has a railway station on the Ely to Peterborough line giving direct connections to Cambridge, Birmingham, Liverpool, Leicester and Stanstead Airport.

ACCOMMODATION

The property is a former retail bank with a total of 690 sq ft of retail and a further 560 sq ft of office and ancillary all on the ground floor.

In addition, there is also an upper floor which could also be made available it is accessed via a rear external staircase and comprises a vacant 2 bedroom flat currently in need of refurbishment. The upper floor could be utilized in conjunction with a commercial activity on the ground floor subject to terms and to obtaining the necessary consents.

TENURE

The ground is available on a new internal repairing lease for a period of not less than 3 years. The landlord insures the property and retains responsibility for the structure and common parts. The tenant to pay a fair proportion of costs incurred.

TO LET GROUND FLOOR RETAIL

RENT

£14,000 p.a. (ground floor only)

RATES

Rateable Value: £12,750
Rates Payable: £5,941.50 (2017/2018)
(through verbal enquiries to Fenland District Council. May be subject to SBR if applicable please make your own enquiries).

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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