

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

FOR SALE

Showroom / Retail Premises and Workshop

POTENTIAL FOR REDEVELOPMENT

High Street, Eye
Peterborough PE26 7UU

Circa 13,428 ft² on approximately 0.71 acres



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Location

Located within the village of Eye, along the A47 which is an arterial route to the centre of Peterborough and forms a link with the A1 and A1(M) which is approximately 2 miles to the east.

The village of Eye is also continuously improving with rapid road connections and new housing developments which are / 7,557 ft²expanding the village.

Description

The property has been used as a long established motorcycle and clothing showroom with workshop facility.

A flat rofed property of brick construction which has been fitted out to a modern retail specification. The property comprises showroom, with significant glazed display frontage, sizeable workshop and intermittent office space throughout. There is parking space to the front and side of the unit for approximately 25 vehicles.

Accommodation

Showroom	702.1 m ² / 7,557 ft ²
Office	57.3 m ² / 617 ft ²
Storage	295.9 m ² / 3,185 ft ²
Workshop	199.2 m ² / 2,069 ft ²
Total	1,247.9 m ² /13,428 ft ²

Site Area 0.287 ha / 0.709 acres

(all areas are approximate)

Rating Details

Rateable Value	-	£72,000.00
Rates Payable 2016/2017	-	£33,264.00

Terms

The site is offered For Sale freehold with vacant possession.

Offers will be considered conditional upon planning.

The property may also be available To Let.

Terms by application to the Agent.

Planning

Existing use as a motorcycle and clothing showroom.

Consent granted for open A2 Retail (Food) Consent with employment uses to rear (Planning consent Ref. 15/01568/FUL).

Other uses including potential redevelopment for residential / nursing / care / retirement may be considered (subject to planning).

Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent. Peterborough City Council – General Planning Enquiries – 01733 453 410.

Legal Costs

Each party to bear their own legal costs.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

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5 Thorncliffe Annex
Chapelton
Sheffield S35 2PH

Telephone: 0114 257 3443
Email: robert@eatoncommercial.com
Contact: Robert Eaton

Disclaimer

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