

OVERTON PARK

AT STAPLEDON ROAD

NEW CAFÉ/RESTAURANT OPPORTUNITY IN PRIME COMMERCIAL AREA



1,500 - 3,000 SQ FT (139 - 278 SQ M)

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DESCRIPTION

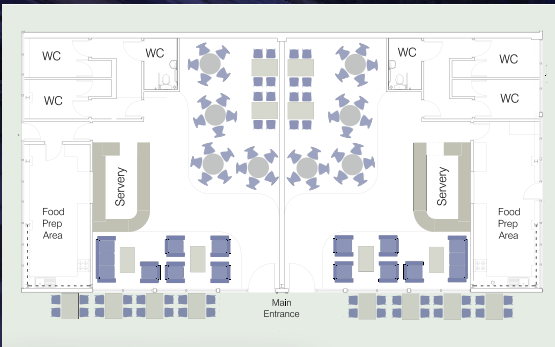
The property comprises two newly formed restaurant / café units.

The Property is to be let in shell condition with a new glazed shop front, WC's, mains electricity, water and gas.

- New Restaurant/Café unit to be created
- Prominent location on prime business park
- Opportunity for roadside signage on Newcombe Way (subject to planning)
- Approximately 3.3 million square feet of established business space within the immediate vicinity with a further 1.8 million sq ft contracted within a mile of the subject site
- Ground floor unit
- To be let in shell condition

LOCATION

The units are located on Overton Park, off Newcombe Way and close to the Peterborough Showground. The site is in close proximity to a large number of surrounding business parks that offer no on-site amenities.



Indicative floor plan layout



OVERTON PARK

ON-SITE CAFÉ/RESTAURANT OPPORTUNITY

PLANNING

The property is considered suitable for uses within classes A3 and A5.

TERMS

The units are available individually or combined on terms to be agreed.

BUSINESS RATES

The current assessment is for an industrial unit. The units will be reassessed upon completion of the works.

FOR FURTHER INFORMATION

For the current availability or to arrange an appointment to view, contact the joint agents:

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