

**STRICTLY CONFIDENTIAL – STAFF UNAWARE**  
**UNIQUE RESTAURANT/BAR OPPORTUNITY**  
**TO LET**  
**52 & 53 CUMBERGATE**  
**PETERBOROUGH**



- **PRIME CITY CENTRE LOCATION ON THE EDGE OF CATHEDRAL SQUARE**
- **GRADE II LISTED CHARACTER BUILDING DATING BACK TO THE 17<sup>TH</sup> CENTURY**
- **SUITABLE FOR RESTAURANT/CAFÉ/BAR USES**
- **OUTSIDE SEATING AREA**



## LOCATION

The property is located in the heart of Peterborough City Centre on the edge of the Queensgate Shopping Centre and Cathedral Square. It is well placed for local public car parking and complimentary amenities associated with the city centre. This pedestrianised area is an established home to national retailers and restaurant/café operators with Pizza Express, Prezzo, McDonalds and Starbucks being in the immediate vicinity.

## DESCRIPTION

This grade II listed former Miss Pears Almshouses is one of the city's oldest buildings dating back to the 17<sup>th</sup> Century. The property has received significant investment over recent years having been used as a wine bar, restaurant and currently as Harriets Café and Tearooms.

The ground floor is currently fitted out to provide a split level open plan trading area incorporating serving counter and bar, kitchen and prep area along with disabled WC facility. Two staircases lead to the first floor which provides an additional trading area, WC's, managers office and staff area plus further storage/prep space.

Externally the property benefits from an extensive outside seating area which allows for approximately 50 covers. There is a further detached conservatory.

## ACCOMMODATION

(All measurements are approximate and are calculated in accordance with the RICS Code of Measuring Practice)

Ground Floor: 127.40m<sup>2</sup> (1,371ft<sup>2</sup>)

(Trading Area)

First Floor: 122.30m<sup>2</sup> (1,316ft<sup>2</sup>)

Conservatory: 51.03m<sup>2</sup> ( 549ft<sup>2</sup>)

**Total: 300.73m<sup>2</sup> (3,236ft<sup>2</sup>)**

## TERMS

The premises are available by way of an Assignment of the existing lease which is for a term of 20 years from 29<sup>th</sup> September 1999. The current passing rent is £60,000 per annum exclusive. Premium offers are invited for the leasehold interest.

## PLANNING

We understand the property is Grade II listed and within the City Centre Conservation area. Further enquiries regarding terms of uses should be directed towards the planning department of Peterborough City Council on 01733 453522.

## BUSINESS RATES

Interested parties should make their own enquiries through the local Business Rates Department.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

## VIEWING

Viewing and further information is strictly by appointment through the Sole Agents.

**CONTACT: Chris Herron on 01609 770677 email: [ch@andersonmckenzie.co.uk](mailto:ch@andersonmckenzie.co.uk)**