

RESTAURANT FOR SALE

**BARKER STOREY
MATTHEWS**

01733 897722

37 Priestgate, Peterborough PE1 1JL
bsm.uk.com



**3-5 Queen Street, Whittlesey,
Peterborough PE7 1AY**

- ◆ A3 planning permission
- ◆ Price: £295,000 exclusive
- ◆ 138.2 sq m (1,487 sq ft)
- ◆ Town centre location



Voted by Estates Gazette 'Most Active Regional Agent Norfolk, Suffolk & Cambridgeshire'



RICS



BURY ST EDMUNDS · CAMBRIDGE · HUNTINGDON · PETERBOROUGH

LOCATION

The premises are situated on Queen Street, just off Market Street in the centre of Whittlesey, which lies approximately 6 miles east of Peterborough.

Nearby occupiers include Cambridgeshire Constabulary, Lloyds TSB, Natwest and Norwich & Peterborough building society.

DESCRIPTION

The property comprises a two storey restaurant with ancillary accommodation. It is of solid brick construction under pitched and hipped roofs. There is also a single storey extension to the rear of the property. A small conservatory has also been added. .

Internally at ground floor level the property provides a bar/restaurant area, storage, disabled toilet and a kitchen to the rear. At first floor there is a further seating area for the restaurant and male and female toilets. The internal accommodation is set out below.

Externally to the rear of the property is some outside seating and an area currently used as a bin store.

ACCOMMODATION

Description	Sq M	Sq Ft
Ground floor restaurant	62.45	672
First floor restaurant	41.18	443
Kitchen	17.63	190
Ancillary/storage	19.77	213
Total	141.03	1,518

RATES

From Internet enquiries made of the Valuation Office web site we understand the premises is currently assessed as a single unit with a Rateable Value of £11,750 (2010 Assessment).

Rates from April 1st 2013 are charged at 47.1 pence in the pound on the Rateable Value. Interested parties are advised to check with the Local Rating Authority as to the amount payable.

SERVICES

Mains electricity, water and drainage are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

PRICE

The freehold of the property is available at a price of £295,000 exclusive.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

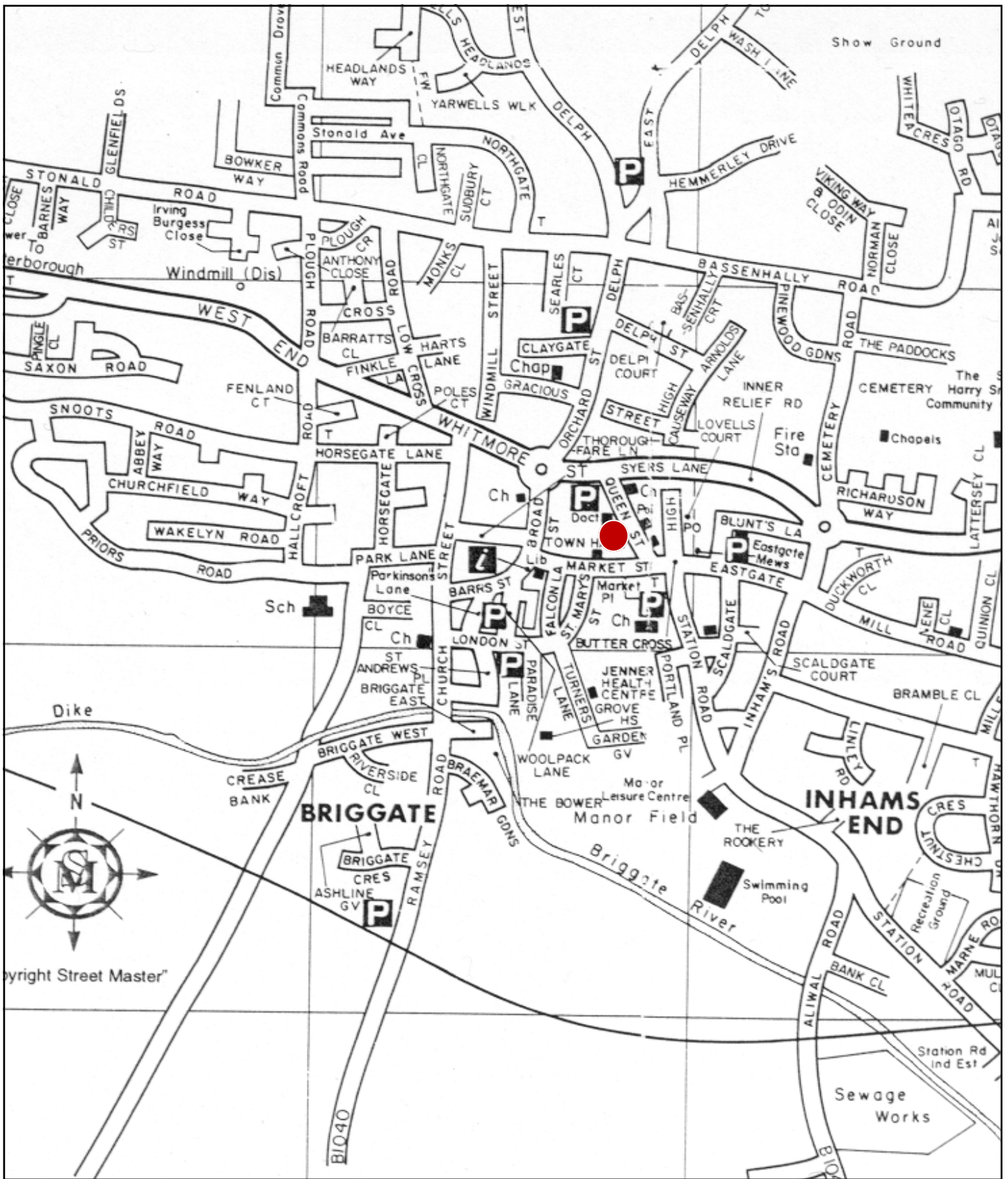
Strictly by appointment with the sole agent:-

Barker Storey Matthews
Telephone: (01733) 897722
Fax: (01733) 896979

Contact:
Cameron Park: cp@bsm.uk.com

www.bsm.uk.com

Ref: 4M145
131007(rv)



ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE No. 100003928

BARKER STOREY MATTHEWS

01733 897722

37 Priestgate, Peterborough PE1 1JL
bsm.uk.com