

lot 16

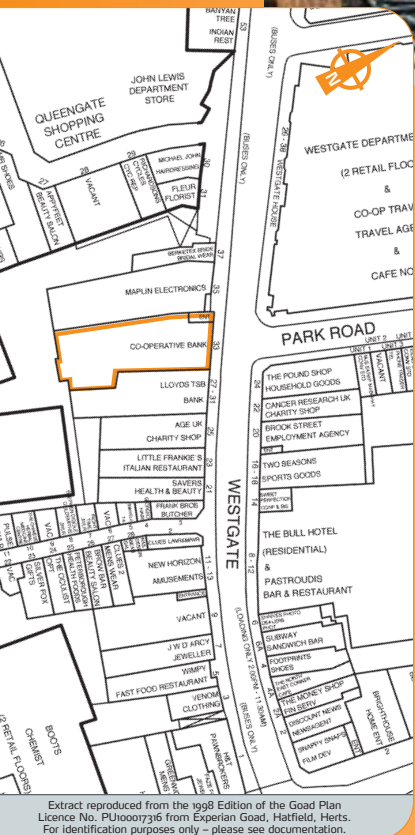
33 Westgate
Peterborough, Cambridgeshire PE1 1PU

Rent
£75,000
per annum
exclusive

Freehold Bank Investment

- Let to Co-Operative Bank plc (in occupation since 1983). Lease renewal
- City centre location
- Residential redevelopment potential of upper part (subject to consents)
- Nearby occupiers include Lloyds TSB, John Lewis and Anglia Co-Operative's Westgate Department Store
- Six Week Completion Available

Ref: 3607/JM/MS
PA: SC



Location

Miles: 37 miles north of Cambridge
42 miles east of Leicester
Roads: A1(M), A15, A47
Rail: Peterborough
Air: London Stansted Airport

Situation

Peterborough is a major regional and commercial centre situated north of Cambridge and east of Leicester. Peterborough has excellent communications links via the A1(M) and the A15. The property is situated in the heart of the city centre on the south side of Westgate, some 50 metres from the entrance to the major Queensgate Shopping Centre with nearby occupiers including Lloyds TSB, John Lewis and Anglia Co-Operative's Westgate Department Store.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Shop/Office	454.02 sq m (4,887 sq ft)	CO-OPERATIVE BANK PLC (1)	5 years from 12/01/2012 until 11/01/2017 on a full repairing and insuring lease (2)	£75,000	2015
First	Offices	363.62 sq m (3,914 sq ft)				
Second	Office	171.50 sq m (1,846 sq ft)				
Totals		989.14 sq m (10,647 sq ft)			£75,000	

- (1) For the year ending 31st December 2011, The Co-Operative Bank plc reported a pre-tax profit of £69,800,000 and a net worth of £2,198,400,000. (Source: www.riskdisk.co.uk 12/06/2012)
(2) The lease provides for a tenant option to determine the lease on 12th January 2015 subject to 6 months notice.

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