



Westgate Grill Café/Diner

Business For Sale, 5 Westgate, Peterborough, PE1 1PX

**Café/Diner Business for sale with 4
bedroomed Living Accommodation.
Peterborough City Centre**

1,933 sq ft
(179.58 sq m)

- Café/Diner plus 4 bedroom Living accommodation to the 1st and 2nd Floors
- £150k Premium for the Business to include fixtures, fittings & Goodwill
- Passing rent to include commercial and residential - £33,400 PA
- Well established business
- Trading information available upon request

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Summary

Available Size	1,933 sq ft
Rent	£33,400 per annum
Rateable Value	£23,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Occupying the Ground, First and Second floor of a 3 storey brick built building and situated on Westgate in the City Centre, the Westgate Grill adjoins a parade of other retailers in the heart of Peterborough City Centre. The ground floor Cafe/Diner has a capacity of up to 88 covers, a fully fitted service counter, open kitchen with all essential cooking facilities, extraction, a pot room and a walk in fridge store. To the rear are 5 Wc's including a disabled facility.

The residential floors comprise of family kitchen/dining space a good sized living room, 4 bedrooms and ample additional storage/ dressing room space. The outdoor space is a communal courtyard for bin storage only.

Location

Westgate is a popular retail hub just a 5 minute walk into the square. Westgate Grill is attached to Westgate Arcade and is part of the Queensgate Shopping Centre, this is the home to a host of Independent & high street retailers featuring everything from accessories, fashion, essential services and food/ takeaways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - GF Cafe + 4 Bed Flat	1,933	179.58	Available
Total	1,933	179.58	

Viewings

Viewings will be arranged strictly by appointment via the agents P and F Commercial. Prospective purchasers will be required to submit details of their interest and viewing will only be arranged once the current tenant has approved the application.

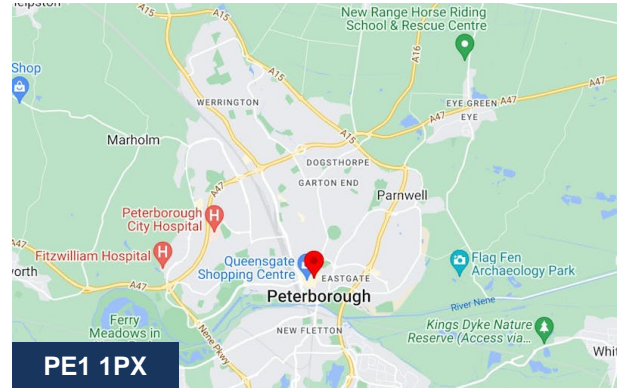
Purchasers should email with details of current experience together with proof of funds for the premium.

Terms

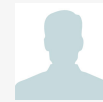
A new 5, 10 or 15 year FRI lease - Rent is £33,400 per annum in addition to a single premium payment of £150,000 to include Goodwill, fixtures & fittings. A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities and rates payable.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information



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