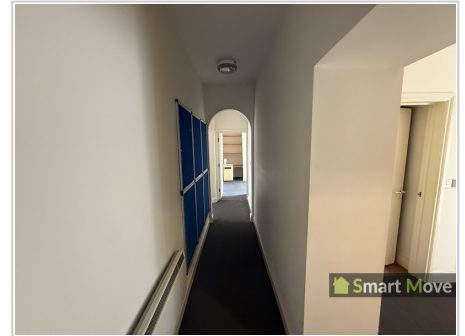


PROPERTY OF THE WEEK

**9 High Causeway
Whittlesey
Peterborough
Cambridgeshire
PE7 1AE**

£750 Monthly



- Retail/Office Building
- Ground Floor
- 5 Receptions
- Kitchen
- 3 Toilets
- Garden Yard
- High Causeway

Ref: PRA12870

General Description

A Fantastic Opportunity for Office/Retail space situated on High Causeway Whittlesey PE7 1AE. Generous space with 5 Reception Rooms Communal Kitchen and WC and separate Cloakroom. Garden space of the rear Rooms and with New Led lighting being updated and Fire Alarm this seems a safe opportunity. All viewings invited for a 12 or 24 month Full repairing lease. Call Smartmove on 01733 313373 to book in a viewing.

Accommodation

Agents Note

Update that all Electric lighting is being updated to LED with all new emergency lighting throughout. Fire panel will be serviced and fully operation. So on tenancy full Certifications for all electrics EICR and Fire panel plus cleaned throughout.

Entrance Hallway (17' 2" x 3' 10") or (5.22m x 1.18m)

Door leading through to entrance hallway, electric fuseboard, fire panel, power sockets



Room 1 (13' 8" x 13' 6") or (4.17m x 4.11m)

Windows to the front, electric wall mounted heaters, phone sockets, power sockets



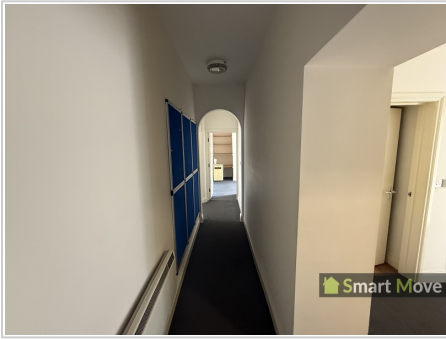
Room 2 (9' 5" x 6' 9") or (2.88m x 2.06m)

Window to the front, electric wall mounted heater, power sockets



Room 3 (17' 4" x 16' 4") or (5.28m x 4.97m)

Windows to the front and rear, electric wall mounted heaters, phone sockets, power sockets



Inner Hallway

Electric wall mounted heater, power sockets

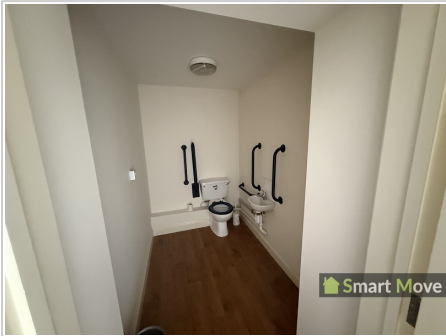


Kitchen (9' 5" x 5' 6") or (2.88m x 1.67m)

Base and eye level units with worktops to compliment, stainless steel sink and drainer, space for fridge, tile splashbacks and power sockets.

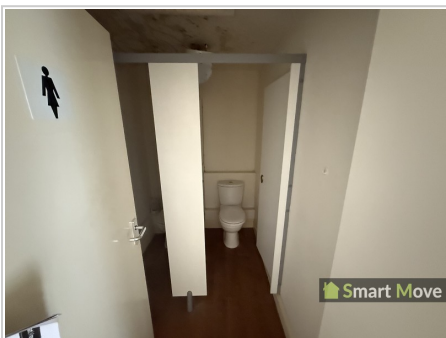
Rear Lobby

Door leading to rear exit



WC (5' 1" x 7' 5") or (1.56m x 2.26m)

Toilet with disabled features, WC and wash hand basin.



Cloak Room (5' 4" x 7' 4") or (1.63m x 2.23m)

Two Toilets with dividing wall and doors, wash hand basin.



Room 4

French doors to the rear with side windows, electric heater, power socket

Garden

Hard standing garden with fence enclosure off Room 4.



Room 5 (13' 8" x 13' 2") or (4.17m x 4.01m)

Windows to the front, electric wall mounted heaters, power sockets.



Bin Area

Bin storage

Front Of Property

Busy frontage



Rear Of Property

Rear and side access to flats and rear of the shop. Gated access.

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band Not Specified

Directions

Situated on High Causeway Whittlesey PE7 1AE

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.