

A photograph of the Rivergate Centre in Peterborough, showing a multi-story brick building with a glass and steel atrium. The ground floor features shops like Poundworld and Peacocks. People are walking through the entrance, and a blue banner with a house icon and the number 3 hangs from the ceiling.

rivergate

rivergate centre, peterborough pe1 1el

# Location

The Cathedral City of Peterborough is one of the major commercial centres in the East of England. Located 84 miles north of London, 82 miles east of Birmingham and 38 miles north west of Cambridge, it is strategically positioned just off the A1(M) with easy access to the A14, A15 and A47, and in turn to the M1 and M11.

The city is served by the East Coast Mainline railway service, with a journey time of under 50 minutes to London Kings Cross, 1hr 25 mins to Leeds and just 3 hrs 36 to Edinburgh. There are four international airports within 1 hour 45 minutes' drive time.

The second fastest growing city in the UK, Peterborough has a resident population of 189,000 people, a retail catchment of 950,000 people and a comparison goods spending power of £1.69 bn. With a working age population of over 120,000 people, and an excellent house price to earnings ratio, the City is a vibrant and thriving economic centre. The three most affluent ACORN Categories (Affluent Achievers, Rising Prosperity and Comfortable Communities) account for 60% of shoppers, above the UK average.

A £12m investment into the City Centre environment has had a transformational effect, and has seen an influx of new operators into the central area. Ongoing development on the South Bank, directly to the south of the Rivergate Centre, will eventually provide over 1,000 new residential units together with a large mixed use office and leisure led scheme.

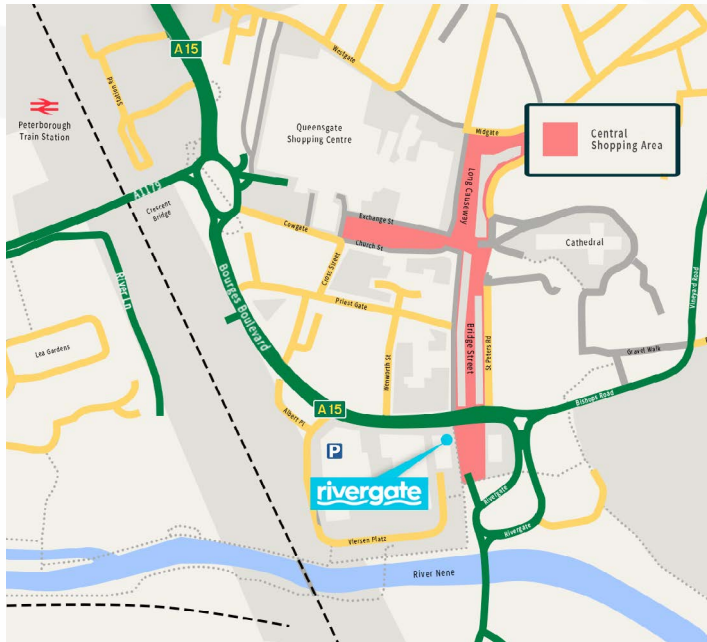


# Situation

The Rivergate Centre is located in a prominent position on Lower Bridge Street immediately to the south of the pedestrianised central shopping area, and directly opposite Peterborough Magistrates Court. The shopping centre comprises 66,700 sq ft of covered retail accommodation arranged over one level, with 26 units and on site parking for 470 cars.

Whilst it prides itself on being able to offer affordable space for speciality and independent retailers, the scheme is also home to major national occupiers including Asda, Iceland, Peacocks, Subway, Multiyork and Poundworld.

Other operators in the immediate vicinity include Marks and Spencer, T K Maxx, Mothercare, New Look and Specsavers, amongst others. The Centre enjoys a very good level of visitor numbers – last year over 4 million people walked through our front doors.

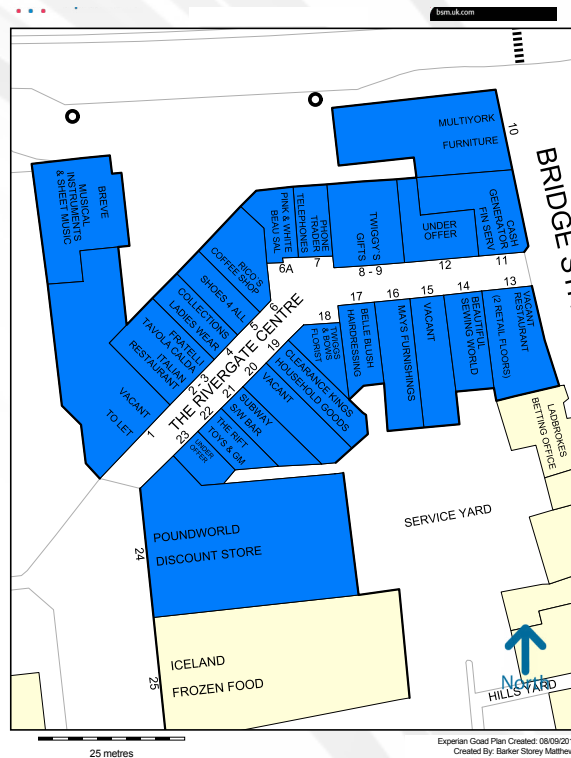


# Available Units

Unit	GF (sq ft)	FF (sq ft)	Rent	Service Charge	Rateable Value	EPC Rating
15	1260	1205	£21,000	£8,375	£26,250	C (66)
18	781	761	£18,500	£4,620	£20,750	C (73)
20	1,015	1,022	£18,500	£6,510	£22,750	C (67)



A range of units are available within the scheme providing sales areas from 781 sq ft (72.55 sq m) to 3,363 sq ft (312.42 sq m) plus additional storage space. EPC's are available upon request.





# Contacts

For further details and to arrange viewings of available units, please contact the joint letting agents:

**BARKER STOREY  
MATTHEWS**

**01733 897722**

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

Julian Welch

DD: 01733 556496

E: [jw@bsm.uk.com](mailto:jw@bsm.uk.com)

Cameron Park

DD: 01733 556493

E: [cp@bsm.uk.com](mailto:cp@bsm.uk.com)

**Wright  
Silverwood**  
CHARTERED SURVEYORS

**0121 454 4004**

Andrew Benson

DD: 0121 410 5546

E: [andrew.beson@wrightsilverwood.co.uk](mailto:andrew.beson@wrightsilverwood.co.uk)

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