



## THE POST OFFICE

7, Middle Street, Elton, Peterborough, PE8 6RA



**Rent: £POA**

**Available Now**

Elton Estate is offering to let this detached Post Office and Village Store commercial property with adjoining 2 bed residential property situated in the main street of Elton. The property has traded as the Village Post office and Stores for many years, selling a range of goods and newspapers, but also offers the potential for a range of new business uses alongside the Post Office and Store.

The Post Office has indicated that the Post Office local business can continue in the property with a suitably qualified tenant without any ongoing capital payment and the stores has strong local support within the local community.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. Peterborough train station has regular direct trains to London Kings Cross. There is also a regular bus service through the village to both of these locations.

The village benefits from a primary school, post office and shop, village hall, and four restaurants.

There are also several walks around the village and footpaths leading to Warmington and Nassington.

TO LET



In brief, the property provides the following accommodation:



## Ground Floor - Commercial

### Entrance Lobby

### Retail Area

15'9" x 14'5" (4.8m x 4.4m) and 17'1" x 10'10" (5.2m x 3.3m)

## Ground Floor - Residential

### Porch

### Hall

### Bathroom

8'6" x 5'11" (2.6m x 1.8m)

### Kitchen

15'5" x 9'2" (4.7m x 2.8m)

### Lounge

15'5" x 10'2" (4.7m x 3.1m)

### Stairs



## First Floor

### Landing / walkthrough bedroom

14'5" x 9'2" (4.4m x 2.8m)

### Bedroom 1

17'5" x 15'9" (5.3m x 4.8m)

### Bedroom 2

18'6" x 8'2" (5.7m x 2.5m)





TO LET



## Outside

### Outbuildings

Substantial garage and outbuilding used as storage for the business to side and rear of property.

### Outside

Rear courtyard and to the side of the property a garden of good size, mainly to lawn



TO LET



## General Information

**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223. To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

### Assessments:

Council Tax Band: B

Business Rates – Rateable Value £3,600

**Local Authority:** Huntingdonshire District  
Council Tel: 01480 388388

**Tenure:** The property will be offered to let, unfurnished, on a business lease for a length of term to be agreed.

**The Estate will seek to recover its legal and surveyors fees incurred in letting the property; including negotiating the new lease, referencing the prospective tenants, the preparation of a new lease and record of condition.**

**These fees, which are to be agreed, are likely to be in the region of £10,000.**

**Deposit:** A deposit of the equivalent of 2 months rent will be required.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
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PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**