

# Lot 4, One Stop, 64 Hargate Way, Hampton Hargate, Peterborough, PE7 8DS

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Convenience Store & Residential Investment

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## Property Information

### Freehold Convenience Store & Residential Investment

- Shop and one flat let to One Stop Stores Limited until January 2037
- Includes 2 separately accessed flats let on AST's
- Shop traded as One Stop since 2003
- Total floor area of 416.50 sq m (4,483 sq ft)
- Located in a popular residential suburb approximately 2.5 miles south west of Peterborough city centre
- Situated in well established retail parade
- Adjacent to a primary school, nursery and recreational areas

#### Lot

4

#### Auction

6th May 2026

#### Rent

£61,800 per Annum Exclusive

#### Status

Available

#### Sector

Convenience Store and Three Flats

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2.5 miles south west of Peterborough city centre, 39 miles north west of Cambridge, 40 miles east of Leicester

#### Roads

A1139, A605, A1(M)

#### Rail

Peterborough Railway Station

#### Air

East Midlands Airport, London Stansted Airport

### Situation

The property is located within the established Peterborough residential suburb of Hampton Hargate, approximately 2.5 miles south west of Peterborough City Centre, and with convenient access to the A1(M). The property is situated on the north side of Hargate Way, well positioned in a retail parade to service the wider residential area. Nearby occupiers include a mix of retailers, an estate agent, a vet, cafes and takeaways. The property benefits from being immediately adjacent to Hampton Hargate Primary School, Busy Bees Nursery as well as several recreational areas and playgrounds.

### Tenure

Freehold.

### Description

The property comprises a convenience store on the ground floor together with 2 x 2 bedroom flats and 1 x 1 bedroom flat on the first floor, separately accessed from the rear.

The Tenant has the right to use the delivery area to the rear for delivery and collection of goods.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
64/84 Hargate Way	Ground First	Convenience Store 1 bed flat	262.00 46.00	(2,820) (495)	ONE STOP STORES LIMITED t/a One Stop since 2003 (1)	15 years until 14/01/2037 (2)	£39,000	14/01/2027 14/01/2032
86 Hargate Way	First	2 bed flat	60.00	(645)	INDIVIDUALS	AST from 13/11/2025 @ £950 pcm	£11,400	
88 Hargate Way	First	2 bed flat	60.00	(645)	INDIVIDUAL	AST from 10/12/2025 @ £950 pcm	£11,400	
<b>Total</b>			<b>428.00</b>	<b>(4,605)</b>			<b>£61,800</b>	

(1) One Stop Stores Limited have been a subsidiary of Tesco plc since 2003 and trade from over 1,000 shops across the UK ([www.onestop.co.uk](http://www.onestop.co.uk)). For the year ending 22/02/2025, One Stop Stores Limited (CRN: 02462858) reported a Revenue of £1,294,401,000, a Gross Profit of £141,836,000 and shareholders funds of £145,263,000 (Source: Annual Report and Financial Statements as published at Companies House (20/03/2026)).

(2) The lease provides for a tenant option to determine on 14/01/2032.

N.B. Please note the Renters' Rights Act 2025 is effective from the 1st May 2026. Please refer to the Guide to the Renters' Rights Act published by the Ministry of Housing, Communities & Local Government.

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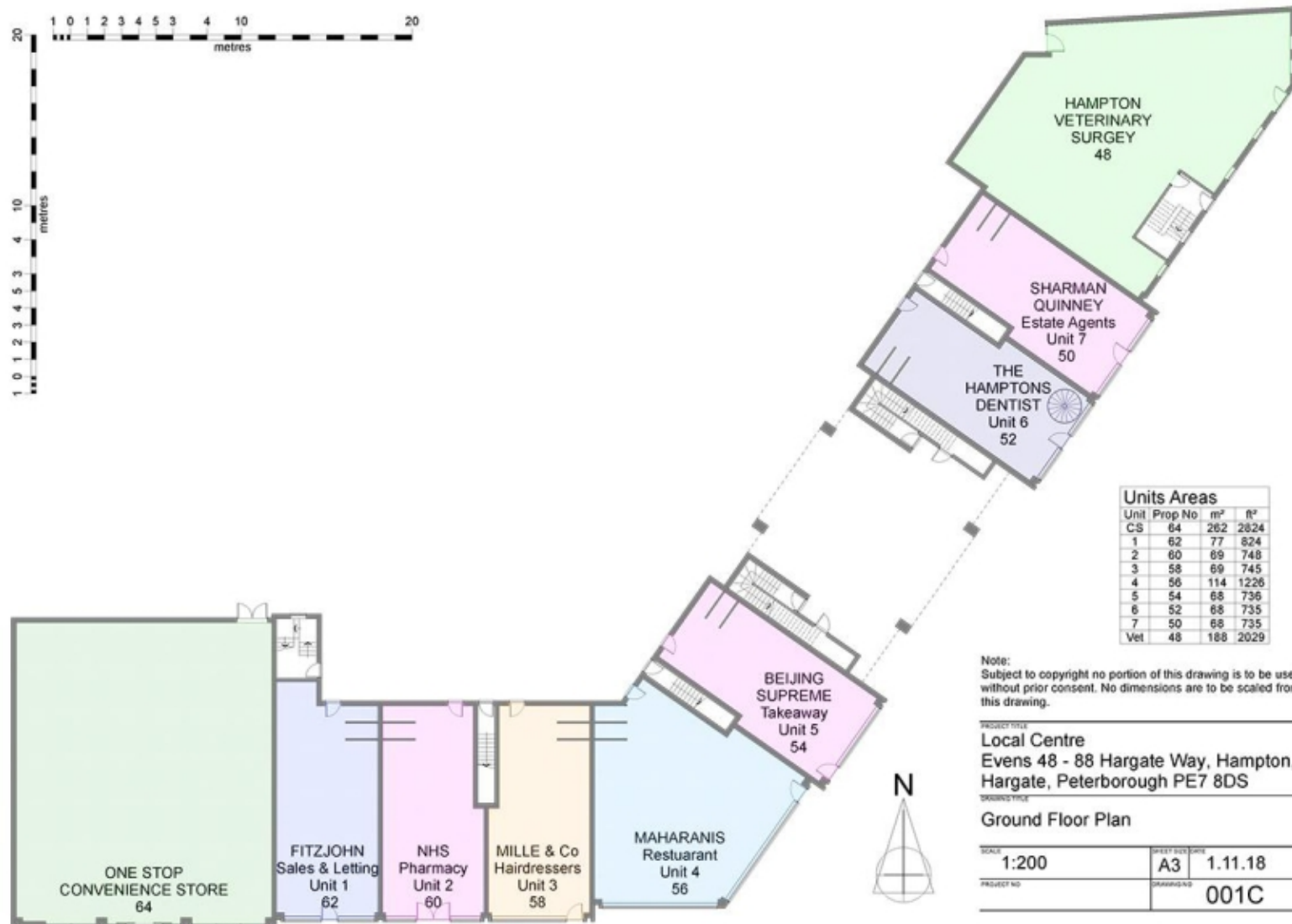
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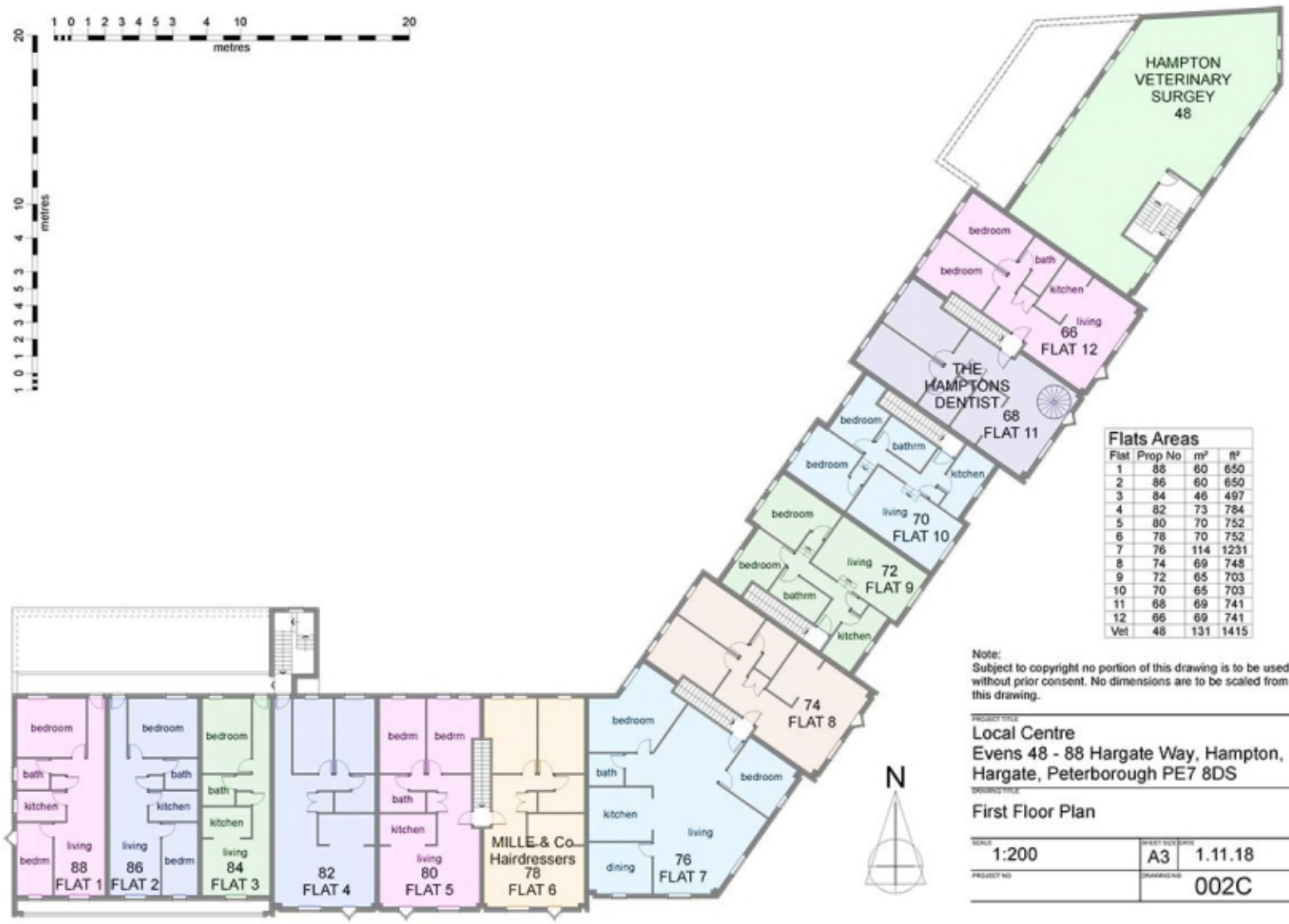
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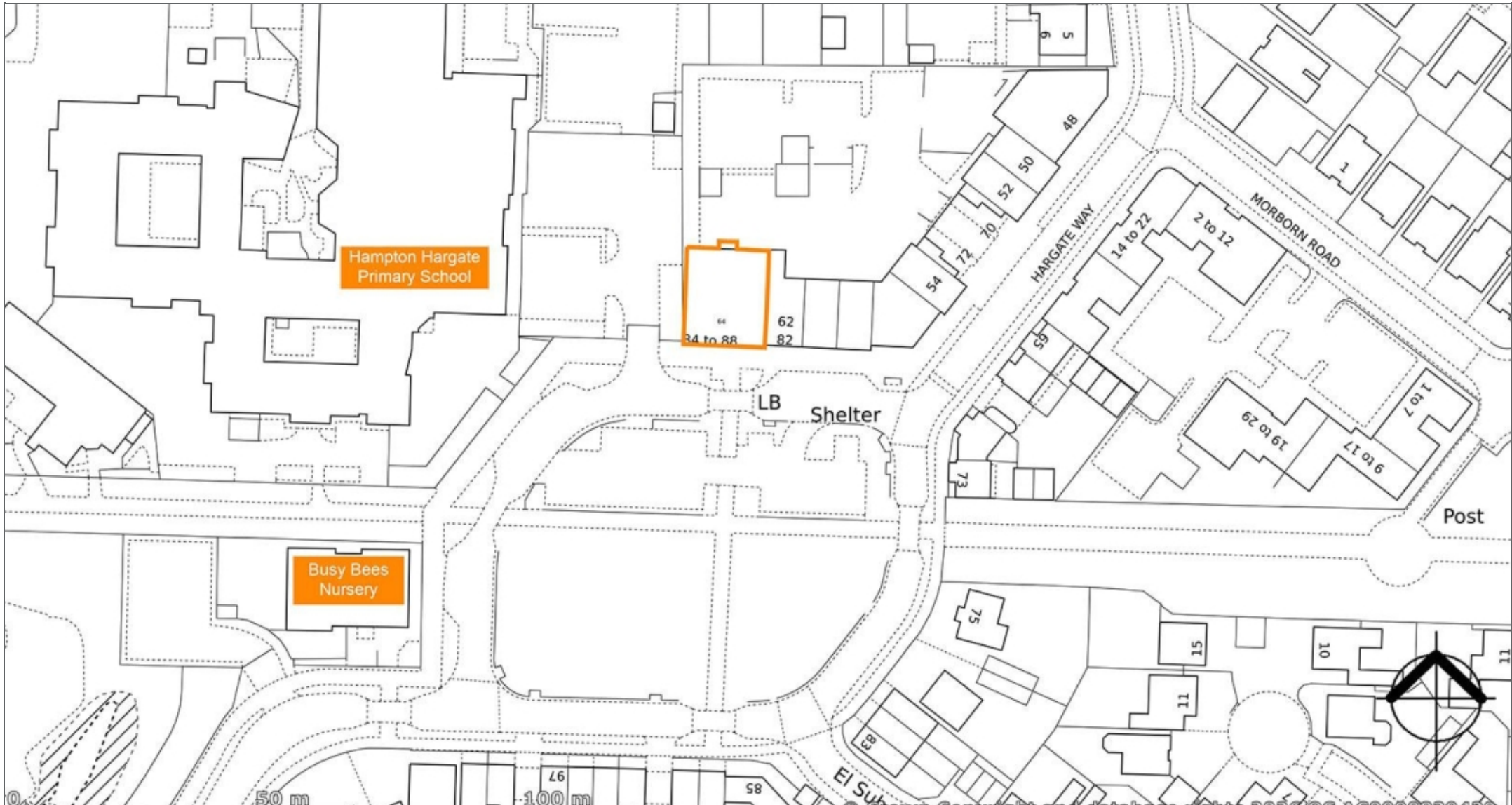
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## Contacts

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