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27 Hill Street, Wisbech PE13 1BA

**FOR SALE £420,000 Guide Price**

Substantial Landmark Georgian Property

- Five Storey Grade II Listed Building
- Offering Residential Conversion Opportunity (Subject to Planning)
- Formerly Used as a Beauty Salon
- Good Sized Secure Parking for 14 Vehicles to the Rear

**316.14 sq m (3,403 sq ft)**

## Location

The property is located on the northern side of Hill Street, opposite the Union Street junction and facing directly down to the Market Place, and is close by the Hill Street entrance to the Horsefair Shopping Centre to the east. Along with High Street, Hill Street is one of the two thoroughfares leading to the Market Place.

Hill Street is a secondary shopping area supporting a range of local traders and businesses as well as the local Conservative Club.

Wisbech is a traditional Fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000 has a range of shopping facilities, primary and secondary schools and local amenities.

## Description

Comprising a substantial five storey late 18th/early 19th century property of brick and pantile construction believed to have been originally built as a house, the property is prominently positioned and occupies a good sized plot fronting Hill Street and extending through to the Horsefair service road and the Bus Station.

No27 has formerly been used as a beauty salon and has been fitted out and finished to a high standard. Currently the property is laid to include:-

- Extensive basement accommodation - which extends out behind the main property, beneath the original garden is also well fitted out and has been used for hairdressing.
- Ground floor which serves as a retail sales shop with treatment rooms and cloakroom to the rear
- A fine curved Georgian staircase with overhead lantern light serves the remaining floors.
- The first and second floors are set out to include further treatments rooms, staff room, cloakrooms and showers with offices and server room/store to the third floor.

The property is considered to offer potential for numerous alternative uses including residential conversion/part residential conversion subject to meeting planning criteria.

## Services

Main water, electricity and drainage are connected.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

The property is Grade II Listed.

## EPC

EPC Rating C.

## Terms

The property is offered for sale freehold.

## VAT

It is understood that VAT is not applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

## Viewing

Strictly by appointment with the Selling Agent.

## Brown & Co

Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
PE30 1JJ

## Allison Richardson

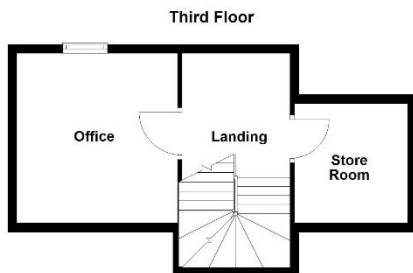
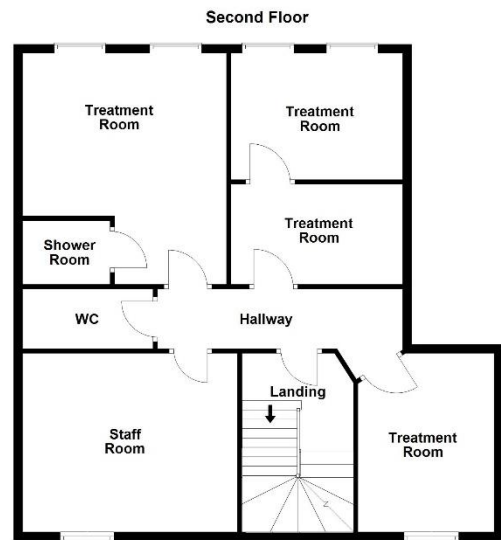
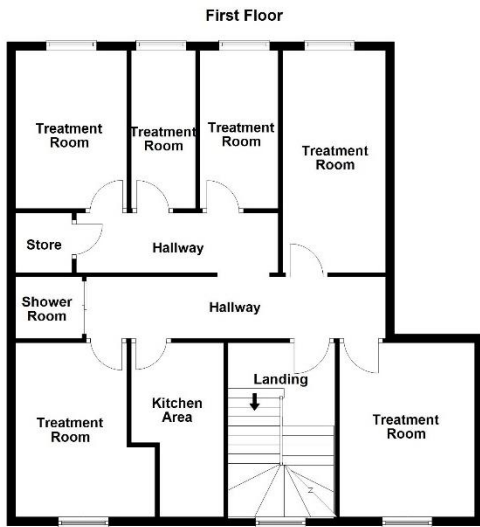
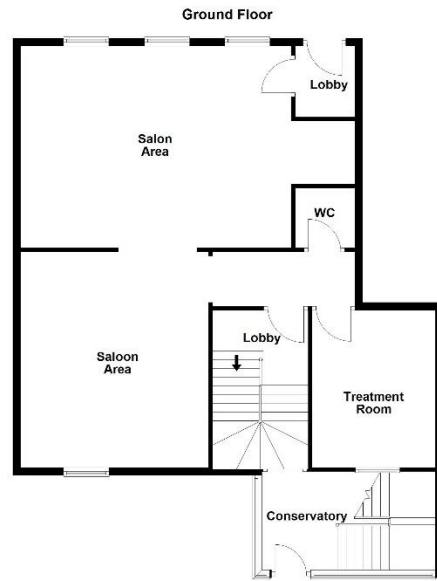
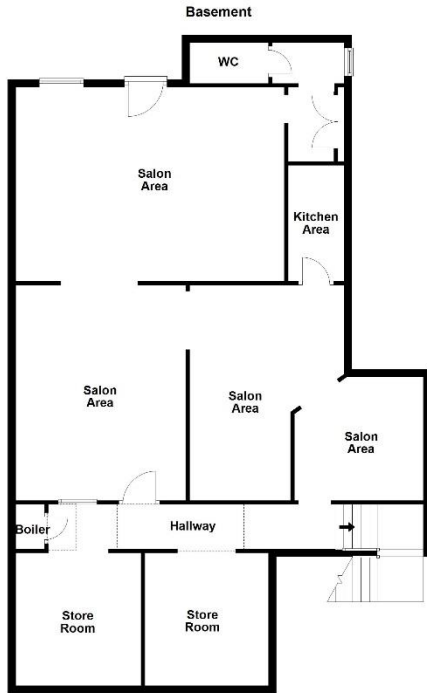
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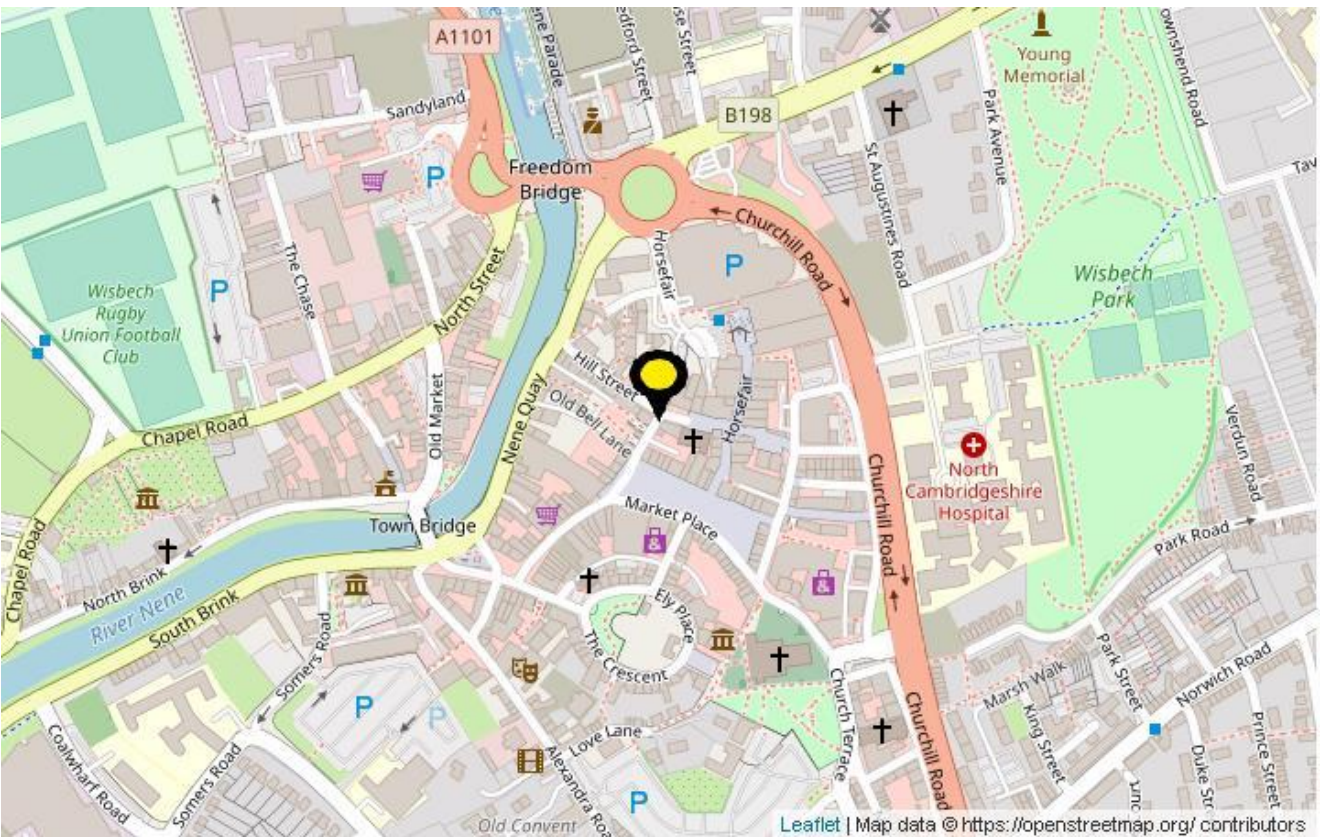
## Accommodation

The property has the following (approximate) net internal area:-

|                              | m <sup>2</sup> | ft <sup>2</sup> |
|------------------------------|----------------|-----------------|
| <b>Ground Floor</b>          |                |                 |
| Entrance Lobby               | 3.44           | 37              |
| Reception                    | 36.14          | 389             |
| Hair Salon                   | 21.37          | 230             |
| Disabled Room                | 10.68          | 115             |
| Cloakroom                    |                |                 |
| Subtotal                     | 71.63          | 771             |
| <b>Cellar</b>                |                |                 |
| Apothecary                   | 9.29           | 100             |
| Store Room                   | 7.43           | 80              |
| Salon                        | 42.27          | 455             |
| Front Room (7 wash stations) | 33.26          | 358             |
| Further Wash Room            | 4.74           | 51              |
| Subtotal                     | 96.9           | 1,044           |
| <b>First Floor</b>           |                |                 |
| Treatment Room               | 12.17          | 131             |
| 3 Treatment Rooms plus Store | 30.47          | 328             |
| 2 Treatment Rooms plus Store | 15.33          | 165             |
| Subtotal                     | 67.45          | 728             |
| <b>Second Floor</b>          |                |                 |
| Front Suite                  | 20.44          | 220             |
| Twin Suite with Shower       | 19.88          | 214             |
| Staff Room                   | 16.16          | 174             |
| Rear Treatment Room          | 10.03          | 108             |
| Cloakroom                    |                |                 |
| Subtotal                     | 66.51          | 716             |
| <b>Third Floor</b>           |                |                 |
| Office                       | 9.48           | 102             |
| Server Room                  | 3.90           | 42              |
| Subtotal                     | 13.38          | 144             |
| <b>Overall</b>               | <b>316</b>     | <b>3,403</b>    |







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