



Unit 1 Cromwell Road, Wisbech PE14 0RG

TO LET £63,000 Pax

Prominent Trade Counter Premises

- Highly Visible
- Well Presented
- Ample Parking
- Good Road Links

614.9 sqm (6,620 sqft)

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BROWN & CO

Property and Business Consultants
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Location

The property is located on the western side of Cromwell Road south of Wisbech Town Centre and north of the A47, which forms the retail hub of the town. Lidl and Tesco Extra are represented along with Belgrave Retail Park (Halfords, Dunelm, Currys/PC World, Carpetright and Pets at Home) Wickes and Farmfoods, Screwfix and KFC lie adjacent to the property.

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.

From the King's Lynn direction at the A47 roundabout take the second exit. At the next roundabout turn right onto Cromwell Road. The property will be found along the left hand side just after passing the Tesco Extra and Screwfix – next door to KFC.

Description

The property is highly visible from the road and comprises a well presented roadside trade counter unit in the popular Cromwell Road Trading area. The main showroom has good natural light, double customer access doors and full height display windows with a roller shutter door offering ease of loading, whilst the warehouse/storage area has an additional 5m roller shutter.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Main Showroom		
Plus Disabled Cloakroom		
Warehouse/Storage		
Plus Offices, Store, Cloakrooms & Kitchen		
Overall	614.9	6,620

Services

Mains water, electricity and drainage are connected to the property. 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

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£39,750.00
Rates payable for 2023/2024	£19,835.25

Terms

The property is offered to let on a new full insuring and repairing lease for a term by arrangement.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged upon the rent.

Legal Costs

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

EPC

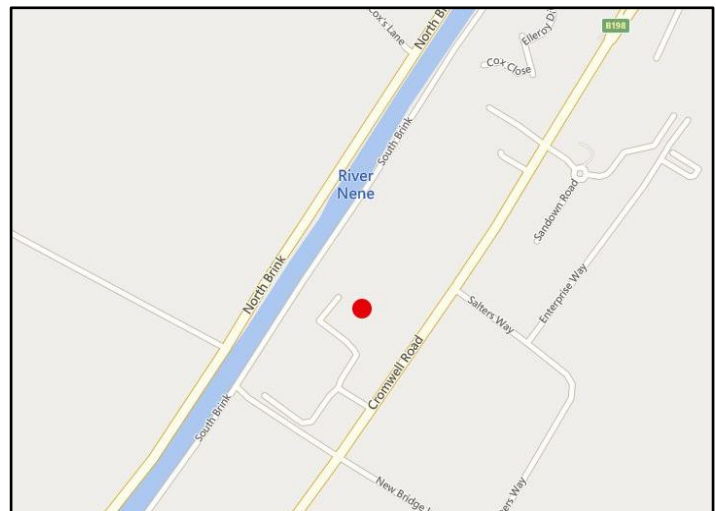
The property has a rating of a C.

Viewing

Strictly by appointment with the letting agent:-

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