

## 35 High Street, March, PE15 9JJ



- Prominent High Street Location
- Three floors
- Change of use (Granted) from shop to restaurant and takeaway with a 1-bed flat above together with the installation of a new shop front and extraction flue
- Suitable for a range of uses - Subject to planning
- 2067 sq ft
- Available Immediately
- Fenland DC Planning Ref: F/YR22/1036/F

## Location

March is a well-established market town obtaining a population of approximately 22,000 residents, acquiring a variety of local and national operators including a range of shops and services. March is situated approximately 11 miles south of Wisbech and approximately 19 miles east of Peterborough. The property is located in a prominent position on March High Street with a high footfall.

## Description

The self contained premises comprise three floors with front and rear access. The basement level includes open space with a small kitchen and W/C at the rear and storage space at the front of the property. The ground floor has a recessed entrance with glass display area previously used for retail purposes. The rear of the property at ground floor level has been refurbished into a state of good repair incorporating an enclosed bathroom. There is additional storage space to the rear of the property on the first floor. The first floor comprises of open space with a stud wall located in the centre of the space previously used as fitting rooms.

## Planning

Change of use from retail under class E has been granted to restaurant/takeaway with a 1-bed flat on the first floor together with the installation of a new shop front which is to be brought forward, and extraction flue for restaurant/takeaway purposes. Fenland Ref: F/YR22/1036/F

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice. The basement and ground floor NIA is 1,574sq ft.

The NIA for the first floor is 492.94sq ft

## Services

We understand that mains electricity, water and gas are believed to be available to the premises. However, we advise that all interested parties are to make their own enquiries.

## Rent

The property is available at a rent of £22,000per annum exclusive. We understand VAT is charged on the rent.

## Terms

Available on a new lease.

## Rates

Upon enquires made on the Valuation Office Agency (VOA), the rateable value for the property is calculated as £13,954.

## EPC

The property is currently EPC rating C.

