



**Nene Quay, Wisbech PE13 1AQ**

## Welcome to

## Nene Quay, Wisbech

- \*\*\* Auction Date: 21st May 2024 \*\*\*
- Five flats let producing £26,400 per annum.
- Vacant commercial premises
- Potential for redevelopment

Tenure: Freehold EPC Rating: E

guide price

# £200,000



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Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions

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**Important Information:** 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

### Description:

Five flats currently let producing £26,400 per annum with vacant commercial unit. The commercial unit has the potential for redevelopment to 2 or 3 flats subject to planning permission. The property is Grade II listed and the commercial property does require some refurbishment works. All five flats are let on AST's with 4 on rolling contract and 1 up for renewal shortly. 3 and 4 Nene Quay are being sold as one lot but are on separate titles of which are: CB329753 and CB165790.

Income: Flat A - £525 pcm / Flat B - £360 pcm / Flat C - £390 pcm / Flat D - £475 pcm / Flat E - £450 pcm

**view this property online** [williamhbrown.co.uk/Property/WSB125653](http://williamhbrown.co.uk/Property/WSB125653)



#### Property Ref:

WSB125653 - 0005

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