



**Old Market, Wisbech PE13 1NJ**



## Welcome to

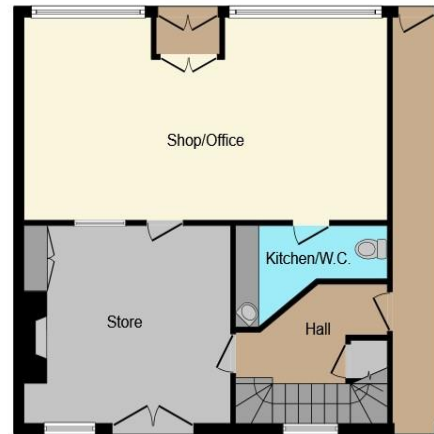
## Old Market, Wisbech

An opportunity to purchase a commercial and residential premises situated in the town centre of Wisbech. The commercial element consists of a ground floor office which is accessed off the Old Market. The residential premises are accessed via covered gated access located at the side where there is an access door to the ground, first and second floor accommodation. There is a separate door to the rear to gain access to the basement accommodation. The basement accommodation consists of an open plan Kitchen / Lounge, Dining Room / Bedroom and a Jack and Jill Shower Room. The ground floor consists of an entrance to the side with stair to first floor and Reception Room. The first floor accommodation includes Kitchen, Lounge, Bedroom and Shower Room. The second floor consists of 3 x Bedroom and Bathroom, Commercial Office: Double entrance doors to main office space. The office will separately pay commercial business rates and has its own commercial EPC. Outside to the rear is a enclosed garden area.





**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

**Basement Accommodation:**  
**Kitchen / Lounge**  
**Dining Room / Bedroom**  
**Jack & Jill Wet Room / Shower**  
**Ground Floor Accommodation:**  
**Entrance**  
**Reception Room**  
**First Floor Accommodation:**  
**Kitchen**  
**Lounge**  
**Bedroom**  
**Shower Room**  
**Second Floor Accommodation:**  
**Bedroom**  
**Bedroom**  
**Bedroom**  
**Bathroom**  
**Outside**

**Agents Note:**

The advertised Council Tax and EPC rating are for the residential element only of this property. Buyer should satisfy themselves with regards to the commercial opportunity through enquiries with the auctioneer before proceeding.

**Important Notice:**

See Branch for details

**Guide Price:**

See Branch for details

**Important Information:**

See branch for details

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Old Market, Wisbech**

- FOR SALE BY AUCTION - 20th May 2025 - COMMERCIAL AND RESIDENTIAL PREMISES
- Ground Floor Office
- Residential Accommodation over 4 levels
- 4 Bedrooms and multiple Reception Rooms
- Enclosed Garden
- Town Centre Location
- Sold By Auction

Tenure: Freehold EPC Rating: D

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126791](https://williamhbrown.co.uk/Property/WSB126791)



Property Ref:  
WSB126791 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**