



Norfolk Street, Wisbech PE13 2LD

Welcome to

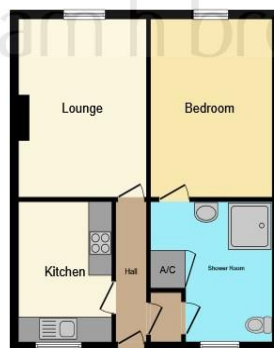
Norfolk Street, Wisbech

Two self contained flats let producing £15,600 per annum and vacant shop. The flats are currently leasehold, but the freehold is included within the sale. The shop is currently vacant having previously been let at £800 per month to a barbers. 24 Orange Grove is currently let at £625 pcm and 25 Orange Grove is let at £675 pcm but due to increase to £700 pcm in May. Located within the popular Fenland market town of Wisbech the building offers access to the town centre where an array of shops, banks, business and leisure facilities can be found. There is a regular train service to Peterborough offering connecting trains to London. EPC: 12 Norfolk Street: TBC / 24 Orange Grove: E / 25 Orange Grove: E Council Tax: 24 Orange Grove: A / 25 Orange Grove: A Freehold and Leasehold - See legal pack for further information Viewings: By arrangement with William H Brown, Wisbech Tel: 01945 464451





Floor Plan 1



Floor Plan 2



Floor Plan 3

12 Norfolk Street:
Shop Front
Office
2 X Kitchens
2 X Wc's

24 Orange Grove:
Lounge
Kitchen
Bedroom
Bathroom

25 Orange Grove:
Lounge
Kitchen
Bedroom 1
Bedroom 2 / Study
Bathroom

Important Notice:
Please see branch for details

Guide Price:
Please see branch for details

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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

Welcome to

Norfolk Street, Wisbech

- Two self contained flats and shop
- Flats let producing a combined £1,300 per month
- Shop was previously barbers let at £800 per month
- Close to Town Centre
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125381



Property Ref:
WSB125381 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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