



**Old Market, Wisbech PE13 1NJ**



## Welcome to

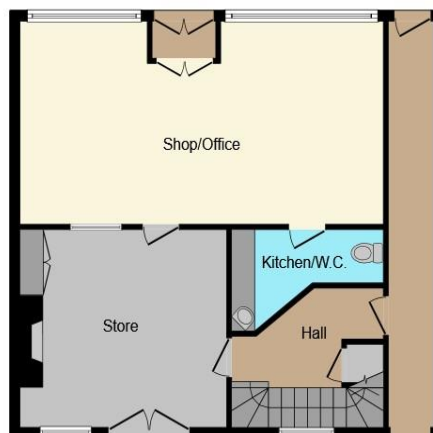
## Old Market, Wisbech

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. Grade II Listed





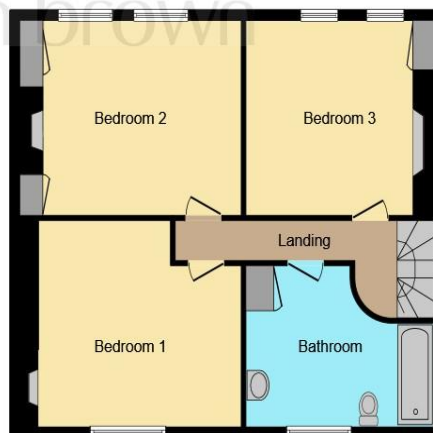
**Basement**



**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**

**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 branch before proceeding.

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)

## Welcome to Old Market, Wisbech

- COMMERCIAL AND RESIDENTIAL PREMISES
- Ground Floor Office
- Residential Accommodation over 4 levels
- 4 Bedrooms and multiple Reception Rooms
- Enclosed Garden
- Town Centre Location
- Grade II Listed

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

offers in excess of  
**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128039](http://williamhbrown.co.uk/Property/WSB128039)



Property Ref:  
WSB128039 - 0002

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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