



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

## £275,000



Ref: 24044

### **20-24 Market Place, March, Cambridgeshire PE15 9JH**

Prominent and highly visible mixed-use property in the centre of March, part let and part vacant. The property is considered suitable for a range of potential commercial or residential uses subject to obtaining the necessary planning consents. Immediately available due to relocation of the commercial occupiers.



Offices at March and Wisbech

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### LOCATION

The property is prominently located on Market Place in the centre of the Fenland market town of March. March is a historic market town and the administrative centre of Fenland District Council.

March lies on the A141 Huntingdon to Guyhirn road, where it links to the A47 giving access to Peterborough, King's Lynn and beyond. March lies approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north east of Huntingdon and 30 miles north of Cambridge. The population of March is approximately 22,000.

### DESCRIPTION

Coming to the open market for the first time in over a century, the property represents a rare opportunity to acquire premises in the historic centre of March. Located within the Conservation Area with an uninterrupted view of the Grade II Listed Town Hall and adjacent to the Grade II Listed Elwyn House, the property is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary planning consents. The sale of this building provides the opportunity for somebody with vision to sympathetically create a stunning town centre property.

### ACCOMMODATION

20 Market Place is currently Let on an Assured Shorthold Tenancy at a passing rent of £7,800 per annum.

#### Ground Floor

Entrance Hall

Lounge 4.6m x 4.1m 18.9m<sup>2</sup>

Kitchen 4.1m x 3.3m 13.5m<sup>2</sup>

WC

#### First Floor

Bedroom 4.2m x 3.1m 13.0m<sup>2</sup>

Study 2.9m x 2.9m 8.4m<sup>2</sup>

Bathroom 3.0m x 2.0m 6.0m<sup>2</sup>

22-24 Market Place is currently vacant.

#### Ground Floor

Reception Office 6.5m x 4.7m 30.5m<sup>2</sup>

Office 2 3.9m x 3.4m (max) 13.3m<sup>2</sup>

Strong Room 3.9m x 1.0m 4.1m<sup>2</sup>

Office 3 4.1m x 4.0m 16.3m<sup>2</sup>

Office 4 5.1m (max) x 3.5m (max) 17.3m<sup>2</sup>

Office 5 3.5m x 2.4m 8.4m<sup>2</sup>

Store Room 4.2m (max) x 3.1m (max) 10.9m<sup>2</sup>

Office 6 4.4m x 2.3m 9.9m<sup>2</sup>

WC

#### First Floor

Office 7 4.7m x 3.6m 16.5m<sup>2</sup>

Office 8 3.6m x 2.7m 9.8m<sup>2</sup>

Office 9 3.6m x 3.4m 12.2m<sup>2</sup>

Office 10 3.1m x 2.7m 8.1m<sup>2</sup>

Office 11 2.9m (max) x 2.8m (max) 7.9m<sup>2</sup>

Board Room 5.7m (max) x 5.0m (max) 26.1m<sup>2</sup>

Kitchen

WC

### OUTSIDE

Shared garden.

Boiler Room

Store Room 5.7m x 3.6m 20.7m<sup>2</sup>

There is a small gravel surfaced area of land adjacent to the property providing two car parking spaces and accessed via a Right of Way over the car park of the adjacent Hotel.



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### SERVICES

Mains drainage, electricity, gas and water are all understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

### TERMS

The Freehold of the property is offered For Sale as a whole subject to the Assured Shorthold Tenancy on 20 Market Place but with vacant possession of 22-24 Market Place.

### COUNCIL TAX

20 Market Place Council Tax Band A

### RATES

22-24 Market Place

Rateable Value (2023 List) £12,250

Small Business Multiplier 2024-25 49.9p in the £

NB Due to Transitional Relief, Small Business Rates Relief and Retail, Hospitality and Leisure Discount the actual rates payable in respect of the property may have no relation to the figure quoted.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 nndr@angliarevenues.gov.uk

### VAT

We are advised that the property has not been elected for VAT. In the event that the sale becomes a taxable supply then VAT will be payable in addition to the purchase price.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWINGS

For an appointment to view please apply to the Agent.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

### PLANNING

The current use of the property is longstanding and believed lawful. The residential use of 20 Market Place falls within Use Class C3(a) and the commercial use of 22-24 Market Place falls within Use Class E(c)(ii) of the Town & Country Planning (Use Classes) Order 1987 (As Amended).

The property is in an area where commercial and residential uses are found and it is considered that the property is suited to a range of commercial uses or conversion to residential use, subject to obtaining the necessary planning consents.

### DIRECTIONS

The property can be found in the south east corner of the Market Place.

What3Words: ///waltz.automate.talents

### EPC RATINGS

20 Market Place

Band E

22-24 Market Place

Band F

**PARTICULARS PREPARED** 29<sup>th</sup> April 2024

**PARTICULARS AMENDED** 28<sup>th</sup> June 2024



# MAXEY GROUNDS





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Floor Plan – 20 Market Place

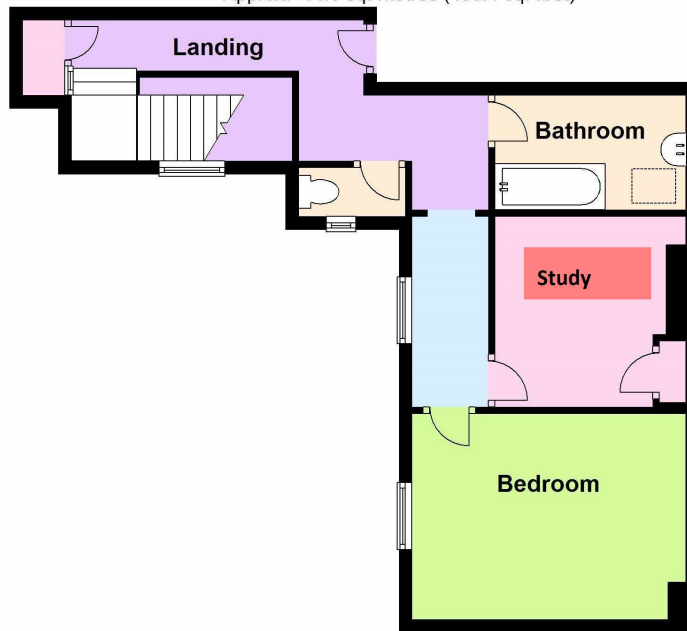
## Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)





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## Floor Plan – 22-24 Market Place



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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