



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

**To Let: £22,000 pa**



Ref: 21158

**2-3 High Street, Wisbech, Cambridgeshire PE13 1DB**

- Town Centre Location
- Two storey Retail Unit
- Large Frontage to High Street
- 249.4m<sup>2</sup> Net Internal Area
- Suitable for a range of Uses (STPP)



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### LOCATION

The property is prominently located on the eastern side of High Street in the Georgian market town of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 30,000 and is a market town of great character and historical importance.

Wisbech lies approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech.

### DESCRIPTION

The property comprises a two storey retail premises with a wide frontage onto High Street extending to approximately 249.4m<sup>2</sup> Net Internal Area (92.0m<sup>2</sup> ITZA). The Ground floor comprises of a large Retail Area, Storage space and WCs. The First Floor comprises a Large Storage Area.

### ACCOMMODATION

Ground Floor Retail Space: 130m<sup>2</sup>  
Ground Floor Storage/Ancillary: 10.6m<sup>2</sup>  
First Floor Storage: 108.8m<sup>2</sup>  
WC  
Kitchenette

### SERVICES

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

### TERMS

The property is offered To Let on a new Lease, for a period to be agreed, on a Full Repairing and Insuring Basis and contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

The Tenant will be responsible for all outgoings in addition to the rent and will be required to reimburse the Landlord for the cost of insuring the premises.

### RATES

Rateable Value (2017 List): £19,250  
Small Business Rates Multiplier 2021/22: 49.9p  
Estimated Business Rates: £9,451.75

### VAT

It is understood that the property has not been elected for VAT. Should the rent become subject to VAT this will be payable in addition to the rent.

### LEGAL COSTS

Each party will be responsible for their own legal costs.



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## VIEWING

Strictly by appointment with the agent Maxey Grounds.

For further information please contact Alan Faulkner or Tom Jupp.

## PLANNING

The property is currently in use as a retail unit under Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

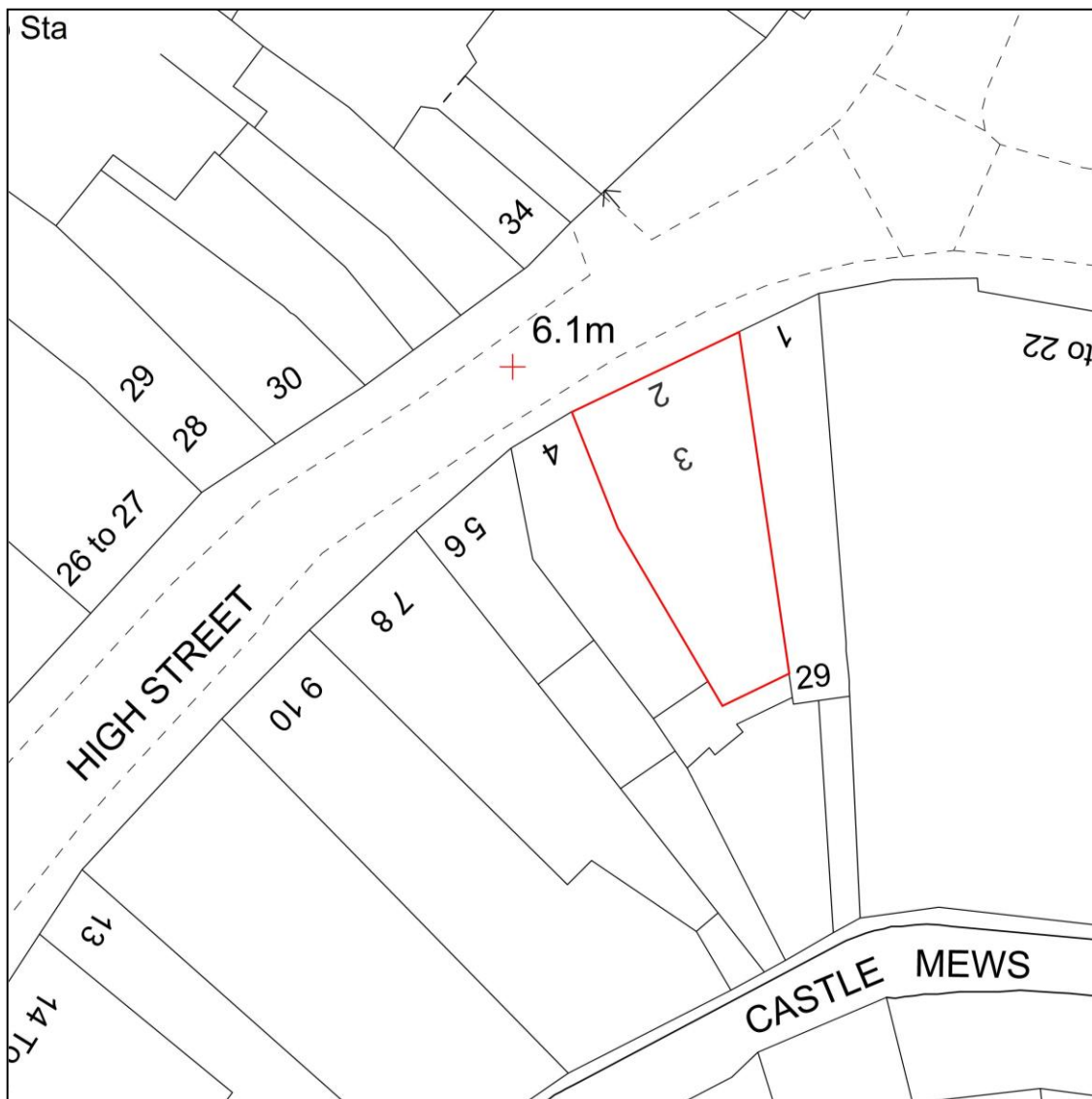
## DIRECTIONS

From our Wisbech office proceed east from South Brink onto Bridge Street Turn left onto High Street where the property can be found on the right hand side shortly before Market Place.

## EPC RATING BAND C

## PARTICULARS PREPARED

8<sup>th</sup> December 2021





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- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

**ASK FOR DETAILS OF HOW WE CAN HELP YOU**

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.